

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 12, 2018
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

John Luper, President
Joe Elam, Vice President
Jim Schwartz, Treasurer

Helen Lewis
Marilyn Coté-Miller

Doug Seipelt
Bob Sullivan

DIRECTORS ABSENT

Dave Birkett
Jerry Gibson

OTHERS PRESENT

Sam Sudman, Corporate Secretary
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
30 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Luper called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 7 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on August 8, 2018 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Sudman reported that the Monday Movies had donated \$245 to offset licensing fees and the Softball Club paid \$7,600 to replace a scoreboard.

IV. PRESIDENT'S REPORT

President Luper updated the members on upcoming events. The Leaders Meeting will be held on September 18th in the Florida Room at 9 am. This is for Presidents of Clubs, HOA's and POA's who can then share information with their individual groups. CO-AP will meet on September 24th at 2 pm in the Caper Room. This allows HOA's and POA's the opportunity to share information that might tie in with their individual associations. September 26th at 9 am in the Florida Room is the budget presentation to the membership. We are looking for applicants for 3 positions on this Board. Deadline is October 3rd by 3 p.m. October 24th is our Membership Meeting at Community Hall at 7 pm.

Road work is starting on SR674. Have been told that most of the work will be done at night. With Hurricane Florence hitting North & South Carolina's right now, it's a reminder to get your plan in place should a hurricane come our way. He reminded the members that next Tuesday is the Stroke & Diabetes seminar at Community Hall. Registration is required.

V. TREASURER'S REPORT

Treasurer Schwartz reported on financials as of August 31, 2018. The Operating Fund had a cash balance of \$2,237,867. Dues Receivable was \$3,292 vs. \$4,119 in July. Liens filed were \$43,335 vs. \$49,897 in July. There were 41 home transactions in August which netted \$66,671 to the Capital Fund. The Capital Fund balance was \$547,814. The Replacement Fund balance was \$1,324,973 and the Renovation Fund had a balance of \$42,195.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

IX. NEW BUSINESS

- 1) Approve amendment to Policy 6.05 Guests/Visitors regarding short term Renter Cards

Director Elam **MOVED** that the Board approve an amendment to Policy 6.05 Guests/Visitors as submitted (attached). The revised policy will now be:

- D. Renter Cards: Renter cards (long and short term) will be issued upon payment by owner of applicable dues/fees for use by renter at the specific address throughout a calendar year. The owner must pay dues/fees equal to the largest number of renter occupants at any one time during the year so that each renter is eligible to receive a picture card for presentation to use facilities.

1. Short Term Renter Cards are issued to renters who are residing in the CA for less than four (4) months. All renters will need to bring in a copy of their lease and driver's license or state issued photo ID to the CA office and obtain a blue renter card with a photo. They do not have CA voting privileges.

All non-photo residence cards will be obsolete as of January 31, 2019.

SECOND: Director Sullivan. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Director Lewis **MOVED** the meeting be adjourned. **SECOND:** Director Sullivan.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:15 a.m.

AUDIENCE PARTICIPATION

Melanie Higgins, Phyllis Laufer, Bob Deutel, Janet Ditmore, Bob Goetz, Bob Lochte and Larry Smith addressed the Board. Their comments can be viewed on www.suncitycenter.org under Association/Meeting Videos.



Sam Sudman, Corporate Secretary
MSS:cd
Attachments (2)

Sun City Center Community Association

Board of Director's Meeting

September 12, 2018 from Lyn Reitz, Community Manager

Bandstand Concert --- Make sure you join us for the Bandstand Event scheduled for today from 5pm to 6:30pm. Elvis and Kevin Brooks will be performing and there will be an ice cream truck there as well to purchase refreshments and ice cream.

Community Hall Dance/Show --- There will be a Dance/Show on September 21st from 7pm to 10pm. It is called "Hooray for Hollywood" and there are still tickets available. Contact our Entertainment Director in the CA Office with any questions.

Holiday Golf Cart Parade --- We are in the midst of planning the Holiday Golf Cart Parade scheduled for December 8th. There is no theme this year just the Happy Holidays Golf Cart Parade. Stay tuned to hear about prizes and more event information.

Holiday Walk and Breakfast --- We are in the midst of planning the Breakfast and hopefully all of the clubs will be open to sell their beautiful items that can be purchased as you walk around and explore the club rooms. The event is scheduled for December 1st.

Shredding Day --- We have planned a second shredding day due to the huge attendance from the March event. The date is October 9th from 9am to Noon in the same location.

Resident Count --- As of August 31st, total residents were 11,342 and total membership dues were 11,535. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Proposed Policy Amendment to be voted on at the September 12, 2018 Board Meeting

Additions are in bold; deletions are struckthrough.

POLICY 6.05 GUESTS/VISITORS

- D. Renter ~~Guest (Residence)~~ Cards:** ~~Residence cards will be issued to an owner~~ **Renter cards (long and short term) will be issued** upon payment by owner of applicable dues/fees) for use by renter ~~guests~~ at the specific address throughout a calendar year. The owner must ~~obtain cards~~ **pay dues/fees equal** to the largest number of renter occupants at any one time during the year so that each renter ~~guest has a card~~ **is eligible to receive a picture card** for presentation to use facilities.

~~1. Renter Guest (Residence) Cards are issued to renters who are residing in the CA for less than four (4) months. Renter Guest Cards do not have a photo. They do not have CA voting privileges.~~

- 1. Short Term Renter Cards are issued to renters who are residing in the CA for less than four (4) months. All renters will need to bring in a copy of their lease and driver's license to the CA office and obtain a blue renter card with a photo. They do not have CA voting privileges.**

All non-photo residence cards will be obsolete as of January 31, 2019.

Policy for long term renters has not changed.