

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 10, 2016
ROLLINS THEATER**

APPROVED

DIRECTORS PRESENT

David Floyd, President
Sam Sudman, Vice President
Joe Elam, Corporate Secretary
Neil Rothfeld, Treasurer

Helen Lewis
John Luper
Jim Schwartz

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
39 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Floyd 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 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on January 13, 2016 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Elam reported that Monday Movies donated \$380 to offset license fees; Lawn Bowling Club contributed \$625 for the purchase of an ice machine in the Eberhardt Building; and The Men's Club donated \$2,400 for defibrillator units in the multi-purpose building and information center.

For the Record – Secretary Elam reported that the Board of Directors, in an Action without a Meeting on January 25, 2016 (attached), approved a contract with Kevin Cook Construction for \$11,780 for outdoor showers on the South Campus. This will be expensed from Capital Account #64347-000-2.

IV. PRESIDENT'S REPORT

President Floyd's report is attached. He announced that the video to be placed on our web site and used by the Information Center is completed and the video was shown to the audience. He also announced the resignation of the SCC Librarian, Elaine Birkinshaw.

V. TREASURER'S REPORT

Treasurer Rothfeld reported that the audit report through December 31, 2015 has not yet been completed. Capital fund fees were collected on 37 homes in January.

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 dissolution of the Foxy Seniors Dance Club

Director Lewis **MOVED** that the Board approve the dissolution of the Foxy Seniors Dance Club as an affiliated Community Association club. **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2. Approve addition to Policy VI., Section 6.04 Fitness Center

Secretary Elam **MOVED** that the Board approve adding “The use of cell phones in the Fitness Center is not allowed” to General Rules and Regulations as submitted (attached). **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3. Approve contract to resurface the shuffleboard courts

Director Luper **MOVED** that the Board approve a contract with Nidy Sports Construction in the amount of \$7,417 to resurface the shuffleboard courts. This will be expensed to Replacement Reserve Account #76203-000-4. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4. Approve Chairperson of the Golf Cart Parade Committee

Director Schwartz **MOVED** that the Board approve Pete Mathieu as Chairperson of the holiday Golf Cart Parade Committee for 2016. **SECOND:** Director Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5. Approval of the SCC NIA Club as an affiliated club

Director Lewis **MOVED** that the Board approve the SCC NIA Club as an affiliated Community Association club. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

6. Approval of Hardship Cases

Vice President Sudman **MOVED** that the Board grant hardship waivers for 2016 dues for 19 members (Case numbers: 1067(1), 1076 (2), 1238 (2), 1277, 1456, 1745, 2839 (2), 3168, 3731, 3824, 3850, 4988, 5006 (2), 6111, and 6810, as approved by the Hardship Panel. The total of \$5,130 representing waived dues will be taken from the Hardship Fund Account #36004. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

7. Approve contract to replace carpet in the original Library building

Director Luper **MOVED** that the Board approve a contract with Dove Interiors Carpet One in the amount of \$13,450 to replace the carpet in the original Library building. This will be expensed from Replacement Reserve Account #76802-000-4. **SECOND:** Director Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Vice President Sudman **MOVED** the meeting be adjourned. **SECOND:** Secretary Elam. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.

AUDIENCE PARTICIPATION

After the meeting, the following members addressed the Board: Don Lynch, Phyllis Hodges, Pete Mathieu, Sandy McCaw, Bill Walker, Wendell Spencer, Carl Rowoldt, Mary Phelps, Gert Affayroux, and Tony Ingargiola. Their comments can be viewed on www.suncitycenter.org under Association/Meeting Videos.

A handwritten signature in black ink, appearing to read "Joe Elam". The signature is fluid and cursive, with the first name "Joe" and last name "Elam" clearly distinguishable.

Joe Elam, Corporate Secretary

JE:cd

Attachments (4)



**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**


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We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

We hereby approve a contract with Kevin Cook Construction for \$11,780 for outdoor showers on the South Campus. This will be expensed from Capital Account #64347-000-2.

Effective this 25th day of January, 2016.

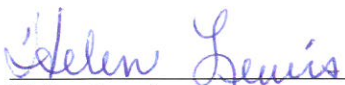
DIRECTORS:



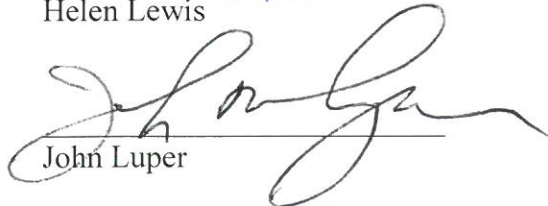
David Floyd



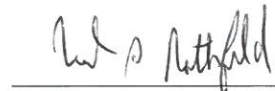
Joe Elam



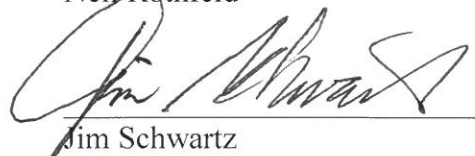
Helen Lewis



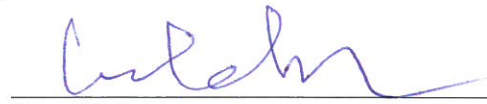
John Luper



Neil Rothfeld



Jim Schwartz



Sam Sudman

President David Floyd's Report – Board of Directors Meeting – February 10, 2016

NEW CAFÉ

Staging of materials for the new café will take place the end of March. Construction will start in April and will take 2-3 months. Our coffee kiosk will be closed during the main construction period. The Board will evaluate all offers to run the café before construction starts. It is our responsibility to pick a licensee that will provide the best services for our membership. A licensee will be selected in the next 30 days. We are doing this to insure the café will be in operation as soon as possible.

OPEN SEATS ON BOARD OF DIRECTORS

We currently have nine members who are interested in the two open seats on the Board of Directors. Your Community Association has two open seats due to resignations. Interviews will be conducted during the next two weeks and we expect a vote will take place at the March 9th Board Meeting. They will be one year appointments only and will expire on January 4th, 2017.

LIBRARIAN

Our Librarian, Elaine Birkinshaw has given notice to resign her position due to family circumstances. We will miss her talents and thank her for all of the wonderful improvements she has made in the CA Library. Elaine has offered to help us find a successor. Elaine, thank you for everything you have done for our community.

2016 PROJECTS

As mentioned earlier, we will have the café expansion in 2016. It will be funded from both the Capital and Operation Funds.

We have approved the contract to expand and redo the shell lot parking at the south campus. There will be better parking for events and the sports complex. The roads will also be improved.

We are currently upgrading our landscaping, replacing old bushes, planting more bushes and trees, and, replacing poorly sodded areas.

We are evaluating the addition of one or more pickle ball courts. We will add at least one more (depending on permitting) mid- to late summer 2016. The café expansion will be completed before we decide on the new court.

NORTH CAMPUS TRAIL

The Audubon Club submitted a proposal to the Community Association regarding the west campus trail, which was approved at January Board Meeting. The work on the trail has begun. The CA Maintenance staff is assisting the Audubon Society with the project. Ca funding support is coming from discretionary funds. The CA thanks the club for their support.

MEDIANS

The medians on both North and South Pebble Beach Blvd will become the full responsibility of the Community Association in 2017. In 2016, under the agreement with Minto Properties, LLC. and the county the CA is paying is paying 2/3's of the maintenance costs.

WEBSITE

The new website is ready. Lyn will provide further details.

VIDEO

The video project has been completed. The video will be placed on the website. It will also be available in the Information Building. It can be sent out electronically to promote our community to potential new residents. We will run the video now. We will show the video at the March Membership Meeting on Wednesday, March 23rd.

OUR VISION

Sun City Center is recognized as one of Florida's most affordable active living senior communities, offering an exceptional range of recreational and social amenities. It is a safe community where the residents feel secure. The Community Association is responsive to the needs and interests of the members who have an important influence on policies and future planning. The residents can also volunteer, actively participate and play a vital role in the operation of the Community Association.

THE MISSION

The mission of the Sun City Center Community Association is to serve our residents of Sun City Center by providing assistance for the elderly, assistance and essential services to tax exempt entities, and operates in lieu of a municipal government, thereby lessening the burdens of government (Hillsborough County, Florida).

FREE CONCERT

On Thursday, February 25th there will be a free concert at the band stand featuring Fred Campbell. From 3:00 pm until 5:00 pm. Bring chairs – come in your golf carts.

VOLUNTEER LUNCH

On Thursday, February 25th will also be our volunteer's lunch. If you volunteered during 2015 to help the Community Association, come and have lunch on us from 12:00 noon until 2:00 pm.

MEMBERSHIP MEETING

Mark your calendars for Wednesday, March 23rd for our Membership Meeting, which will be held at Community Hall starting at 7:00 pm. CA ID Cards are needed to attend. Refreshments will be available before the meeting.

DAV/VA BRIEFING

On February 29th at 2:00 pm in the Rollins Theater the Sun City Center DAV Chapter 110 will hold a briefing on veteran's benefits. . It will also cover survivor's benefits. For more information call the DAV office at 642-2047.

Sun City Center Community Association

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Sun City Center Community Association

Board of Director's Meeting

February 10, 2016 from Lyn Reitz, Community Manager

Board Certification Class --- We have scheduled a class for new Board members to attend if they wish on Thursday, February 25th from 9:30am to Noon in the Eberhardt Building. This class meets the Florida Statute requirement for all new Board members that familiarizes them with Statutes, Documents and other items they will need to have knowledge of to fulfill their Board duties. If you wish to attend you must RSVP by February 19th to sccboard@suncitycenter.org.

Café --- The contract was approved by the Board. We have started the permit process and have been given the date of March 28th for the construction to begin after season and Funfest.

Shredding Day --- This has been scheduled for Tuesday, March 8th from 9am to Noon in the same location as last year which is off of North Pebble Beach Blvd. in front of the five acres. The CA covers the cost of this event as a benefit to its members to help protect them from possible fraud.

Volunteer Luncheon --- This has been scheduled for Thursday, February 25th from Noon until 2pm in the Florida Room. If you have volunteered in any capacity for the Community Association this past year, please stop by and enjoy lunch as a thank you from the Board of Directors.

FunFest --- This is scheduled for Saturday, March 19th from 9am to 2pm. Please see Claudia in the CA Office if your Club wishes to participate. It is a wonderful day.

Resident Count --- As of January 31st total residents were 11,022 and total membership dues were 11,481. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

6.04 Fitness Center

B. General Rules and Regulations

1. The use of the Fitness Center and its equipment is extended to all Sun City Center Community Association members in good standing and their guests age 18 or older with a valid Guest Card.
2. **The use of cell phones in the Fitness Center is not allowed.**
3. The use of equipment shall be revoked for failure to abide by the Rules and Regulations and Fitness Center signs posted in the Fitness Center.