

APPROVED

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 9, 2015  
ROLLINS THEATER**

**DIRECTORS PRESENT**

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

Richard Angerosa  
Chuck Collett  
Ed Feder

Mike Killian  
Helen Lewis

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
21 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 9 Board members present.

**II. APPROVAL OF MINUTES**

- There being no objections or corrections, the minutes of the Board Meeting held on August 12, 2015 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Elam reported that the CA had received a donation of \$133 from Monday Movies to offset license fees.

**IV. PRESIDENT'S REPORT**

President Floyd's report is attached.

**TREASURER'S REPORT**

Treasurer Rothfeld reported on financials as of August 31, 2015. The Operating Fund had a cash balance of \$2,199,121. Liens filed were \$76,178 versus \$81,397 in August. In the Capital Fund, there was a balance of \$413,665. Two projects that will come from this fund are the extension of the parking lot at Community Hall and the café. Capital Fund Fees were received in August for 44 homes for a total year-to-date of 318 homes versus a budget of 240 homes. In the Replacement Fund, there was a balance of \$1,118,635. The Renovation Fund has a balance of \$24,845.

**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. Appoint Jaime Willams as Chairperson of the Internal Audit Committee

Treasurer Rothfeld **MOVED** that the Board appoint Jaime Willams as Chairperson of the Internal Revenue Committee. **SECOND:** Director Killian. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2. Approve the dissolution of three clubs

Director Killian **MOVED** that the Board approve the dissolution of the following clubs as CA affiliated clubs:

Men's Card Club #99

Men's Card Club #2

Women's Golf Association – 18 hole.

Director Killian stated that these clubs have not responded to any requests from us on club membership nor have they requested room usage for a number of years. It is felt they are no longer in existence.

**SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

## X. ADJOURNMENT

Vice President Sudman **MOVED** the meeting be adjourned. **SECOND:** Treasurer Rothfeld. The meeting was adjourned at 9:20 a.m.

## AUDIENCE PARTICIPATION



Joe Elam, Corporate Secretary

JE:cd

Attachments (2)

## **ADDENDUM – MINUTES – September 9, 2015**

*Audience participation comments are not an official part of the Board Meetings.  
They are condensed and summarized for reference only.*

<b>NAME</b>	<b>SUBJECT</b>
Bob Jacobs	Complained about the property at 748 Ojai. <i>Advised to contact Code Enforcement.</i>
Wendell Spencer	Discussed audit of room space. Inquired about Fire Inspection for Community Hall. Asked for more transparency from the Board.
Phyllis Hodges	Inquired about the December golf cart parade and holiday walk/breakfast.

## PHOTO CONTEST

The fourth contest was started on September 1<sup>st</sup> and will end on October 7<sup>th</sup> at 6 p.m. The fourth theme is: / ***Fun in the City: sports and outdoor activities (lawn bowling, tennis, softball, pickle ball, dog park, etc.)***

You may take pictures and submit them in more than one category – just wait until the 1<sup>st</sup> of the month of the theme. All pictures may be shared with friends and family. You will be notified if the CA intends to use your photo. If you do not receive a notice, your photo will not be used and all rights will revert to the submitter.

We have received some questions on waivers needed for the photos. If the photo only shows 1-4 people then a waiver is needed. If it is a group event, i.e., water aerobics, softball, etc., then waivers are not needed.

Remember to submit photo in JPEG format and email as an attachment to [photos4scc@gmail.com](mailto:photos4scc@gmail.com).

## COMMUNITY HALL PARKING AND BUILDING ACCESS

Community Hall is open and we have completed the inside renovation. Stop by and see the refurbished Community Hall. There is still some work ongoing on the outside of the building. The front entrance door is closed until completion of the *Porte co-chere*. When accessing the building please the side door to room #3 for the next several days. We are sorry for this inconvenience.

Lighting in the main lot has been removed and will be replaced by LED lights for better visibility and safety. They are also very energy efficient. There was a delay in installing the lights due to the weather. The light poles are cast in concrete in an open yard and the rain has delayed this. They should be installed the 2<sup>nd</sup> or 3<sup>rd</sup> week of September.

The lot at night is dangerous due to darkness. For evening events portable arc lights will be use to safely light the lot.

The shell lot is still in engineering and will not be completed until next summer.

## GOLF CART REGISTRATION

The Sun City Center Security Patrol will be having its annual golf cart registration event on Thursday, September 10, Friday September 11, and Saturday, September, 12, from 10:00 am until 2:00 pm each day.

It will be held at the Redeemer Lutheran Church, located at 701 Valley Forge Blvd. We would like everyone with a golf cart to come by and get it registered. This registration will help you to recover your golf cart if it is missing or stolen.

## ROLLINS THEATER

We have updated the Rollins Theater. We have improved the access to the restrooms and placed signage to guide our theater users. Our members with wheelchairs and walkers will now have better access to the restrooms.

We are presently looking for additional entertainment to better utilize the Rollins Theater. Some shows have already been booked. Clubs, organizations, and members may also book the Rollins Theater for meetings and events. Food and drinks may be brought into the theater, but we are not set-up to handle catered events in the Rollins Theater.

#### COMMUNITY LEADERS MEETING

The meeting will be held on Tuesday, September 15<sup>th</sup> in the Florida Room. We have a full agenda scheduled. If you plan on attending the meeting please bring your Community Association I.D. Identification is required for the meeting. Just a reminder to all - your CA I.D. is required for all club meetings and CA sponsored events except for entertainment shows and National Organization Meetings.

#### SURVEYING OF CA FACILITIES

The CA facilities used by Clubs and Organizations are owned and controlled by the Sun City Center Community Association. The Community Association is presently measuring all spaces and rooms in the CA buildings.

Why are we doing this? To help our planning committee to plan for the future and to assess the space needed for individual clubs. This will be an on-going project and is needed to properly assign space.

In order to do this job properly, we need accurate information about clubs and room usage. We have begun to collect information on club membership, room usage schedules, and specific club needs such as special equipment or other accommodations. We will also be introducing a "sign in" process for clubs using CA space. This will enable us to get a more accurate picture of how our facilities are being used.

Clubs are not static entities. New Clubs may be added, existing Clubs may disband, Club memberships may increase or decrease over time, and specific club requirements can change. As such, there may be instances where it becomes necessary for the CA to re-evaluate assignment and usage of the CA facilities. The information we are gathering will enable us to do that in a fair and objective fashion.

#### CLUB MEMBERSHIP

It has been reported to the CA that a few clubs are not reporting all members, but keep a separate list of members from outside the CA. Any club caught doing this will have their club status and room use revoked.

#### MEMBERS IDENTIFICATION CARDS

We are installing signage on all doors to buildings and clubrooms that your membership identification is required to enter the facility. Kings point members of clubs must display their Kings Point ID or Freedom Plaza Access ID. Persons without identification may be asked to leave.

The CA has signed a trespass agreement with the Hillsborough County Sheriff's Office. The Deputies will now have the authority to trespass those without the proper identification.

# **Sun City Center Community Association Community Leader's Meeting**

**September 9, 2015 from Lyn Reitz, Community Manager**

**Community Hall Renovations** --- We are putting the finishing touches on the exterior items that were behind due to the rain but the interior is complete and so far we have had very nice compliments and everyone is enjoying the renovations.

**Arts and Crafts Parking Lot Renovations** --- We should have a schedule soon for the repaving in the next week or so and I will keep all of the clubs informed as to the dates the work will be scheduled and when the parking area will be closed.

**Café** --- The Architects and Engineers have sent out the bid packages and we will be reviewing bids in the next month.

**2016 Budget** --- We have started developing the Budget for next year. Please attend the presentation on Thursday, September 24<sup>th</sup> at 9:00am in the Florida Room when it will be presented to the membership.

**Resident Count** --- As of August 31<sup>st</sup> total residents were 10,850 and total membership dues were 11,377. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.