

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Thursday, May 21, 2015 – 11:30 a.m.
Board Room

APPROVED

DIRECTORS PRESENT

David Floyd, President
Neil Rothfeld, Treasurer
Joe Elam, Corp. Secretary*

Chuck Collett
Ed Feder
Mike Killian

DIRECTORS ABSENT

Sam Sudman, Vice President
Richard Angerosa
Helen Lewis

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
6 members

*via telephone conference call.

I. CALL TO ORDER

President Floyd called the Special Meeting to order at 11:30 a.m. A quorum was established with six Board Members present.

II. NEW BUSINESS

Approval of contracts for Community Hall:

Painting

Director Collett **MOVED** that the Board approve a contract with Certa Pro Painters in the amount of \$15,885 for painting the exterior of the Community Hall building as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76401-000-4. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Roof & Port-A-Cache

Director Collett **MOVED** that the Board approve a contract with West Coast Roofing in the amount of \$173,864 to replace the roof and port-a-cache on the Community Hall building as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76906-000-4. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Chairs

Director Collett **MOVED** that the Board approve a contract with Church Plaza in the amount of \$33,125 to replace the chairs in Community Hall as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76701-000-4. **SECOND:** Director Killian. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Appliances

Director Collett **MOVED** that the Board approve a contract with Webstaurant in the amount of \$13,117 to replace the appliances in the kitchen of Community Hall as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76803-000-4. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Flooring

Director Collett **MOVED** that the Board approve a contract with John Moore Flooring in the amount of \$116,831 to replace the floor in the main room of Community Hall as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76802.000-4. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Sound System & Lighting

Director Collett **MOVED** that the Board approve a contract with Sound FX Entertainment Systems in the amount of \$14,525 to upgrade the sound system and lighting at Community Hall as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76600-000-4. **SECOND:** Director Feder. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Outside Lighting

Director Collett **MOVED** that the Board approve a contract with SJM Electric in the amount of \$75,046 for parking lot lighting at Community Hall and on the Central Campus as proposed by TPO. The amount will be expensed as follows:

\$56,485 – Capital Account #64346-000-2
\$18,561 – Replacement/Reserve Account #76050-000-4

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

Parking Lot Paving

Director Collett **MOVED** that the Board approve a contract with All Phase Paving in the amount of \$218,960 for parking lot paving at Community Hall as proposed by TPO. This amount will be expensed as follows:

\$211,300 – Capital Account #64345-000-2
\$ 7,660 – Replacement Reserve Account #769000-4

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

Restrooms

Director Collett **MOVED** that the Board approve a contract with Home Services, Inc. in the amount of \$112,045 to renovate the restrooms in the front of Community Hall as proposed by TPO. This amount will be expensed from Replacement/Reserve Account #76403-000-4. **SECOND:** Director Feder. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. ADJOURNMENT

The meeting was adjourned by unanimous consent at 12:15 p.m.



Joe Elam
Corporate Secretary

JE:cd