

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 10, 2014
ROLLINS THEATER

DIRECTORS PRESENT

Jane Keegan, President
Sam Sudman, Vice President
David Floyd, Secretary
Neil Rothfeld, Treasurer

Al Alderman
Chuck Collett
Howie Griffin
Helen Lewis

DIRECTORS ABSENT

Mike Killian

OTHERS PRESENT

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

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Keegan called the meeting to order at 9:00 a.m. All present joined her in the Pledge of Allegiance. A quorum was established with 8 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on August 13, 2014 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received \$208 from Monday Movies to offset License Fees; \$300 from Elegant Gardeners for the Library and \$225 from the Aquasizers Club for a storm detector at the pools. He also reported that the Photo Club had donated \$2,963 towards the purchase of an 80” TV for the Caper Room.

IV. PRESIDENT'S REPORT

President Keegan's report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through August 31, 2014. The Operating Fund has a net cash balance of \$1,957,703. Liens filed are \$107,653. In the Capital Fund, there is a balance of \$1,777,531. Capital Fund Fees were received in August for 40 homes for a year-to-date total of 320 homes against a budget of 200 homes. In the Replacement Fund, there is a balance of \$1,675,023. The Renovation Fund has a balance of \$32,072.

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. Ratify contract for new benches on Shuffleboard Courts

Director Lewis **MOVED** that the Board ratify contract with Barco Manufacturing in the amount of \$10,700.64 for the purchase of benches for the Shuffleboard Courts. This will be expensed from Replacement/Reserve account #76807-4. **SECOND:** Director Alderman.

VOTE: Unanimous in favor by voice vote. Motion carried.

2. Approval of the Referendum Ballot on a new theater

Secretary Floyd **MOVED** that the Board approve the wording of the Official Ballot for the replacement to be held on December 2nd and 3rd, 2014 regarding a new theater. There will be two questions on the ballot as follows:

Do you approve building a new theater for up to \$3,000,000?

Yes No

Do you approve financing up to \$3,000,000 to build the new theater?

Yes No

SECOND: Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried. A copy of the Official Ballot is attached.

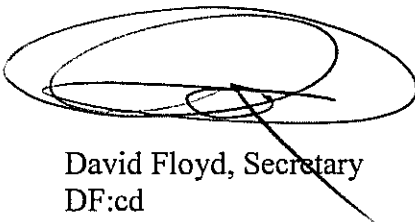
X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Vice President Sudman **MOVED** the meeting be adjourned. **SECOND:** Treasurer Rothfeld.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:40 a.m.

AUDIENCE PARTICIPATION



David Floyd, Secretary
DF:cd
Attachments (3)

President Jane Keegan's Report – Board of Directors Meeting – September 10, 2014

Construction News

Interior framing has been installed on the Multi-Purpose building and the Samaritan Building. The roof is on the Library and roofing is on the Information Center. The Utility crossing of Pebble Beach is being completed. All of this is good news from our Project Manager, Jonathan Moore.

Next week we can look for stucco to be applied to the outside of the buildings, the beginning of window installation, the library interior framing, and continued work on the Information Center. Progress continues as we stay on schedule and on budget.

Caution

Too many golf carts have been seen late in the evenings traveling our streets and crossing 674. Law enforcement has told us that these late night travelers make this a very dangerous situation. Consequently, tickets will be written to those to choose to drive their golf carts after dusk.

Outdoor Concert

The next concert is next Thursday, September 18, from 4 to 6 p.m. Under the oak tree is a great place to sit back in your golf cart and enjoy the breeze and the music. Bring your own refreshments and enjoy the afternoon.

Club Members

If your club room has been remodeled, repainted, and revitalized, please be sure to update the photo on our website. Have you adjusted your hours, or made other changes? Please send the latest pictures and current information to Maggie Pliska or Nan Baytos, who are the website committee chairs. Our website, suncitycenter.org, will soon experience an update to make the site even more vibrant and interesting.

Referendum

Later in today's meeting we will be voting on the specific wording for the referendum. Please mark your calendars for the October 22 Membership/Town Hall meeting at Community Hall at 7 p.m. We are also planning a Coffee and Conversation to be held on Thursday, November 13, at 9 a.m. in the Florida Room.

Sun City Center Community Association

Board of Directors Meeting

September 10, 2014 from Lyn Reitz, Community Manager

Master Building Projects --- All is progressing steadily. We are continuing on schedule.

Temporary Power/Water Shut Off --- We will be experiencing temporary power and water outages as we bring the new buildings on line. We will do our best to notify everyone ahead of time but sometimes due to emergencies we may experience an outage without notice. We will work diligently to restore the utility as quickly as possible.

Road Closures --- Just a heads up that there will be one additional road closure in the next month near the Cherry Hills Drive location as they bring utilities across the road to the Information Building. Signs will be posted just the same as the current closure.

Budget --- We continue to work on the 2015 budget. The membership review will be September 24th at 9am in the Florida Room.

During Building Construction --- Please refrain from entering the construction areas that are around the campus for the Master Plan building projects. The gates will be open during the day for workers to come and go. These are in place to protect you. Please do not enter these areas for any reason.

Resident Count --- As of August 31st total residents were 10,623 and total membership dues were 11,163. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.