

**APPROVED**

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, AUGUST 13, 2014  
ROLLINS THEATER**

**DIRECTORS PRESENT**

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

Al Alderman  
Helen Lewis  
Mike Killian

**DIRECTORS ABSENT**

Chuck Collett  
Howie Griffin

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
68 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 7 members present.

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on July 9, 2014 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements –Secretary Floyd reported that the CA had received \$416 from Monday Movies to offset License Fees.

**IV. PRESIDENT'S REPORT**

President Keegan's report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through July 31, 2014. The Operating Fund has a net cash balance of \$2,123,835 which is within budget. Liens filed are \$112,764. In the Capital Fund, there is a balance of \$1,987,485. Capital Fund Fees were received in July for 44 homes for a year-to-date total of 280 homes against a budget of 175 homes. In the Replacement Fund, there is a balance of \$1,708,960. The Renovation Fund has a balance of \$31,997.

**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 amendments to Policy IV. Committees and Policy VI. Facilities  
Secretary Floyd **MOVED** that the Board approve amendments to Policy IV. Committees (Consumer Affairs and Entertainment) and Policy VI. Facilities (Entertainment) as submitted. **SECOND**: Vice President Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried.
2. Approve the Sun City Center Chess Lovers Club  
Director Killian **MOVED** that the Board approve the Sun City Center Chess Lovers Club as an affiliated Community Association Club. **SECOND**: Vice President Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried.
3. Approve the dissolution of the Scarlett O'Hattas Club  
Director Killian **MOVED** that the Board approve the dissolution of the Scarlett O'Hattas Club as an affiliated Community Association Club. **SECOND**: Vice President Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried.

At this point in the meeting, Directors Collett and Griffin joined the meeting via telephone.

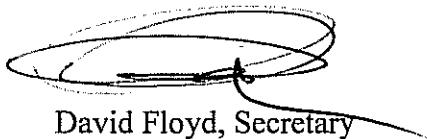
4. Approve one of two financing proposals to be referenced on ballot for new theater  
In reference to the membership vote for a new theater on December 2<sup>nd</sup> and 3<sup>rd</sup>, the Board of Directors has two financing proposals to consider. Treasurer Rothfeld **MOVED** that the Board vote, via roll call, for either Northern Trust or BB&T as the financial institution to be referenced on the ballot. **SECOND**: Vice President Sudman. **VOTE** via Roll Call: 5 voted for BB&T – 4 voted for Northern Trust. In favor of BB&T: Secretary Floyd, President Keegan, Director Killian, Vice President Sudman and Treasurer Rothfeld. In favor of Northern Trust: Director Alderman, Director Collett, Director Griffin and Director Lewis.

## X. GOOD & WELFARE (None)

## XI. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 10:20 a.m.

## AUDIENCE PARTICIPATION



David Floyd, Secretary

DF:cd

Attachments (3)

## President Jane Keegan's Report – Board of Directors Meeting - August 13, 2014

### EMAILS

In my President's column in the August edition of the SCC NEWS, I requested your questions and concerns regarding the theater proposal. Thank you for taking me at my word and contacting me. I have received over 50 emails so far with a wide range of ideas, questions, and thoughts. All of this input is being incorporated in the article to be written by the NEWS staff to be printed in the September issue.

### CONSTRUCTION

In spite of the heavy July rains, construction continues to be on schedule. The walls are up on all four of the buildings and the roofs are being installed. The interior work will appear to be the slow work, with little change to the exterior of the buildings for a long time. This is expected and normal.

Unfortunately, we have several members that are questioning the superintendent on site regarding the construction, the schedule, and asking the subcontractors general questions. This must stop to avoid delays and increased costs. Any time spent chatting with on-lookers is time that is NOT spent on getting the job completed. We are paying for their time.

### PARKING

We are still having some members driving their registered motor vehicles on our grounds. If it has a license plate, it belongs only on the street or in a parking lot when using our facilities. The Plaza area and our internal sidewalks are only for pedestrians and golf carts. For safety, we will begin towing offenders.

### MORE PHOTOS

The Sun City Center web site, [suncitycenter.org](http://suncitycenter.org), continues to be updated as construction advances on the Master Plan building program. Once on the web site, please go to the Facilities tab under campus maps, and you will find the newest pictures. How interesting it is to view all the photos to see how much has been done since the beginning of our construction project. There is a direct link to the photos on the SCC home page as well.

### IMPORTANT DATES

Dates that you will want to have on your calendar include:

September 18, Outdoor Concert, 4:00-6:00

October 22, Membership Meeting and Town Hall Meeting, Community Hall, 7 p.m.

November 13, Coffee and Conversation, Florida Room, 9 a.m.

# **Sun City Center Community Association**

## **Board of Directors Meeting**

**August 13, 2014 from Lyn Reitz, Community Manager**

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

**Billiards Room Renovation** --- The Billiards Room renovation has now been completed and we hope everyone enjoys the new look and renovated tables.

**Coffee Kiosk** --- Everyone seems to be enjoying the kiosk. We are working on more tables and chairs and some outside seating for the season.

**Lap Pool** --- We are still addressing a leak in the lap pool. Unfortunately, we will need to do additional repairs and will have to shut the lap pool down again for a few days. We will post notice when this occurs. We are very sorry for this inconvenience.

**Budget** --- We continue to work on the 2015 budget. The Budget Committee will start their meetings this month to review and fine tune the budget before being presented to the Board. The membership review will be September 24<sup>th</sup> 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 July 31<sup>st</sup> total residents were 10,603 and total membership dues were 11,153. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Policy Changes – Additions are **bolded** – deletions are ~~struck through~~

#### IV. COMMITTEES

##### 4.01 C. Consumer Affairs

###### Consumer Affairs Statement

The Consumer Affairs Register (the “Register”) is provided as a service by the CA for the convenience of the Sun City Center members. The CA’s involvement with the Register is administrative only. By using the Register, the user agrees that the CA does not have any liability or responsibility for the services provided by a contractor listed in the Register and that the CA does not have any liability or responsibility for any damages or costs in any way related to the services provided by a contractor listed in the Register. By using the Register, the user acknowledges that he or she understands: that the CA does not provide advice regarding the selection of any contractor listed in the Register; that the user of the Register is solely responsible for making all decisions that are in any way related to a contractor listed in the Register; and that the CA is not the agent of the user and is not the agent of any contractor listed in the Register.

The Consumer Affairs Committee is an advisory and information committee. Under no circumstances shall the committee initiate an action for a complainant or a vendor. The committee’s only purpose is to list vendors and handy workers in the Consumer Affairs Register that have the appropriate insurances and licenses to aid the CA members in selecting a vendor for services. Consumer Affairs may receive and place in the file complaints and accolades about the vendors. Complaints and accolades will be forwarded to the vendors for comments.

The Consumer Affairs Committee shall operate under the following ~~policies~~ **guidelines**:

1. The vendor **listing** application shall contain information concerning:
  1. The vendor **listing** application shall contain information concerning:
    - a. Length of time this firm or individual has been in business.
    - b. A copy of any State licenses (if it applies)
    - c. Documentation on Worker’s Compensation coverage or Exemption Certificate, if applicable.
    - d. Documentation on Liability Insurance, **Bonds, or Licenses** where required.
    - e. **A statement that** vendors may not reference the Sun City Center Community Association or the Consumer Affairs Committee in any way in their advertising.
    - f. **Signature of the vendor.**

2. A file will be established for each firm containing as much information as is readily available such as:
  - a. Present status of insurance and licenses where required.
  - b. Any complaints or **accolades** by CA members. All complaints **and accolades**, ~~resolved or not, will be removed from the file after five consecutive years without a complaint and destroyed.~~ **will be maintained in the file for a minimum of three years.**
  - c. Response, **if any**, ~~of the vendor~~ to the complaint **or accolade**.
  - d. ~~Reports on follow-up of complaint.~~
3. A Director shall be appointed as an ex-officio member of the Committee and shall present written reports, prepared by the Committee, at least monthly, to the Board. Such reports will be placed in the reading file.
4. No recommendations of vendors shall ever be made by the Committee or any CA staff member. Vendors' names will not be given out over the phone.
5. Two copies of the Consumer Affairs Register are available at the CA office and shall be updated contemporaneously along with the CA web site.
6. A file for each vendor will be maintained and made available to CA members for review within the CA office upon request.
7. The Association shall adopt a disclaimer statement which shall be posted in the CA Office Lobby with the Register.

## CONSUMER AFFAIRS DISCLAIMER STATEMENT

The Association recommends that the owner verify all contractors listed in the Register, are properly licensed and have the necessary liability and workers' compensation insurance before contracting with or employing the vendor.

Under no circumstances does the Association recommend **ANY** vendors or contractors.

~~A file on each vendor~~ **"Resident Comment Forms"** are available for your review online and in the CA office.

### C. Entertainment

The primary purpose of this committee is to assist the Entertainment Director in running the entertainment venues.

1. ~~To coordinate planning and implementation of Entertainment Series, FunFest entertainment, and other dance/musical/theatrical events held under the auspices of the CA.~~
  2. ~~Provide assistance (planning, scheduling, promotion, ticket sales, etc.) to new groups mounting entertainment events for the benefit of the CA.~~
  3. ~~Maximize CA revenues from entertainment events.~~
1. ~~All acts/performers who wish to sell recordings (CD, DVD, VCR, etc.) or other promotional items at a SCCCA function, whether under contract or not, must pay to the SCCCA the sum of \$50 before sales commence. The SCCCA will provide space and table top for the display, typically to be located at the entrance door. SCCCA tax status requires this fee. The \$50 fee covers one performance. Additional performances (e.g. a matinee and an evening function and/or a multiple day contract with additional performances) requires an additional fee of \$25 per performance (if a new set up required).~~
  2. ~~In the event that an entertainment act cancels its booking, the Entertainment Committee will seek a replacement act. In the event nothing comparable can be offered in a timely manner, refunds will be made to the ticket holders.~~



## POLICY VI. FACILITIES

ADD: 6.01.A. Regulations

### 13. Entertainment

- a. In the event that an entertainment act cancels its booking, the Entertainment Director will seek a replacement act. In the event nothing comparable can be offered in a timely manner, refunds will be made to the ticket holders.
  
- b. All acts/performers who wish to sell recordings (CD, DVD, VCR, etc.) or other promotional items at a SCCCA function, whether under contract or not, must pay to the SCCCA the sum of \$50 before sales commence. The SCCCA will provide space and table top for the display, typically to be located at the entrance door. SCCCA tax status requires this fee. The \$50 fee covers one performance. Additional performances (e.g. a matinee and an evening function and/or a multiple day contract with additional performances) requires an additional fee of \$25 per performance (if a new set up is required).

*(MOVED FROM ENTERTAINMENT COMMITTEE TO FACILITIES.)*

## ADDENDUM – MINUTES – August 13, 2014

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

NAME	SUBJECT
Eugene Torok	Asked about seeing a sample ballot for the December referendum. Nobody could understand the last ballot. <i>The ballot will simply ask if you approve financing up to \$3.5 million to build a theater.</i>
Linda Rinehart	Thought the coffee kiosk was doing very well. Asked the Board to try to help her expand. She is also concerned about the tall ugly palm trees on the Medians – not safe. She commented that she didn't like to see all the condescension among the people.
Bob Goetz	Agreed with statement about the coffee kiosk – this is something that the Board needs to spend their time on rather than arguing about two financing plans before the community hasn't even decided they want a theater. He asked the Treasurer questions about our different accounting funds. Felt it should be explained more to the public. He also questioned our 617 status.
Elysa Hendricks	Commended the Board for doing a great job and remaining civil throughout the controversial things that were said about them.
Lou Resseque	Performing Arts Club (PAC) was not the starting point for a new theater. They raised \$150,000 to renovate the Rollins Theater.
Ann Lee McKenzie	Rollins Theater is not a good stage for dancers. Also, asked why there were no bicycle racks under cover.
Ed Feder	Commented that three of the email addresses in the membership directory were wrong. Asked the Board to consider putting their email contacts on the web site.
Wendell Spencer	Keep hearing that you can't do anything with the Rollins Theater because it's full of asbestos. Would enjoy seeing what type of asbestos problem there is.
Narda Enander	Wondered if anyone had considered remodeling. Aren't there other reasonable options besides building a new theater?