

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 9, 2014
ROLLINS THEATER**

DIRECTORS PRESENT

Jane Keegan, President

Sam Sudman, Vice President

David Floyd, Secretary

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Howie Griffin

Mike Killian

Helen Lewis

OTHERS PRESENT

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

22 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 9 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on June 11, 2014 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received \$431 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 June 30, 2014. The Operating Fund has a net cash balance of \$2,292,848. Liens filed are \$120,295. He added that in Florida, when a home is foreclosed, we are only entitled to receive dues for one year. Any amount due us over that one year period is written off as a bad debt. In the Capital Fund, there is a balance of \$2,244,866. In the Replacement Fund, there is a balance of \$1,736,958. The Renovation Fund has a balance of \$32,007. He pointed out that the Renovation Fund is strictly from donations. He also stated that Capital Fund Fees were received in June for 36 homes for a total year-to-date of 236 homes versus budget of 150 homes.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

VIII. NEW BUSINESS

1. Approval of Certified Public Accountant for year ended December 31, 2014
Treasurer Rothfeld **MOVED** that the Board approve the engagement letter with Carr, Riggs & Ingram, LLC (Certified Public Accountants) to audit the Community Association's financial position as of December 31, 2014 and preparation of our Federal and State tax returns from January 1, 2014 to December 31, 2014 at a cost of \$11,300. This will be expensed from Operations Account #64300-1 Audit Expense. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.
2. Approve clarification of Policy 5.01.B.6 and 6.01.A.5.i
Secretary Floyd **MOVED** that the Board approve the clarification of Policy 5.01.B.6 and 6.01.A.5.i by adding "Under Florida Statute 849, gambling is not allowed on Community Association property". **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

IX. GOOD & WELFARE

Director Collett stated that it is incumbent of the Board to be careful that they only put out facts regarding financing to the members. He felt the statement made by President Keegan in the last issue of the News that we would not be able to build anything else in the community for the next ten years was factually incorrect and he asked for a retraction in the next issue of the News. Secretary Floyd felt the facts were correct at the time the article was written and didn't feel the need for a retraction.

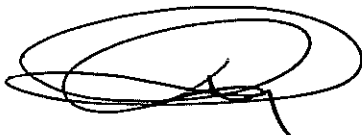
Director Sudman recognized all the volunteers for the 4th of July breakfast who helped make the breakfast a huge success. He also applauded the maintenance people who worked tirelessly and graciously during the event. Director Sudman also stated we should check into more recycling for the community.

Director Lewis gave kudos to Sam and Joanne Sudman for the phenomenal job that did on the breakfast and thanked them for their accomplishments.

X. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:34 a.m.

AUDIENCE PARTICIPATION



David Floyd, Secretary
DF:cd
Attachments (2)

ADDENDUM – MINUTES – July 9, 2014

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

| NAME | SUBJECT |
|--------------------|--|
| Art Smith | Director Floyd stated we could have Bingo as long as there wasn't a commercial Bingo establishment in the community. Does this affect the CA? <i>No, it is in Ruskin.</i> Will the Woman's Club and Hope Fund be able to continue Bingo as a fundraiser. Yes, they have been granted exceptions. |
| Jim Votava | Asked to see a copy of the construction schedule on the new buildings. <i>Our Project Manager has that information but it is not given to everyone. He assures us we are on schedule.</i> |
| Joe Elam | Asked that the Long Range Planning report be updated on the web site. <i>It was modified in September, 2013 and it will be updated on the web site.</i> |
| Phyllis Hodges | Suggested that any articles regarding the theater and financing should be kept simple. Rather than long article on the subject, use questions and answers so people will read them. |
| Bob Goetz | Asked why comments from audience during discussion of motion from June 12 th meeting were not included with the minutes. <i>Discussion during motions is not included in the minutes. A video is available on our web site.</i> Kudos to the new Coffee Bar – this will prove we need more than that (a café). Rather than building new theater, send them to Community Hall. |
| Bob Deutel | Will the community receive the results from the committee that was formed to analyze prospective projects in adequate time before the December vote? <i>When it is available.</i> |
| Maggie Then | Asked the Board to address the issue of a hurricane shelter for Sun City Center residents. <i>To do so would involve cots, food, water, medical equipment and everything else required under the law. Would be extremely expensive and beyond the resources of the CA</i> |
| Gertrude Affayroux | Commented about the success of the July 4 th breakfast. Spoke in favor of a new theater and concerned about putting fear into people in the community about financing. Happy with the coffee kiosk but questioned if other people were allowed to bid on that job. |
| Wendell Spencer | The press was kept out of the last Board Meeting and wrote reports based on filtered information. Thinks this is a terrible loss. He questioned if the Board had ever considered a referendum for no debt period rather than battling this subject each time. |

- Karen Jones Asked if Hillsborough County charges commercial establishments for recycling. *The CA recycles light bulbs with the county and is charged for it.*
- Has the charge of the Consumer Affairs Committee been changed? *They will strictly be a gathering committee. They will no longer be able to do investigations. Have written opinions from two attorneys regarding this subject.*
- Is the Penny Ante club still valid under the new gambling policy? The CA does not enforce gambling laws; enforcement is up to the State. CA policy states “gambling is not allowed” in our facilities. Card games are considered recreational.
- What do people do during a hurricane if they’re on oxygen? *The County will make sure people with special needs are safely protected but you must register in advance. Shelter evaluation forms are available in the CA office.*
- Jim Votava While there may be a scheduling problem at Community Hall, there isn’t enough money to give every club their own venue. He felt Director Collett had a conflict of interest regarding the theater. *Director Collett clarified that he is not a member of the Performing Arts Club.*
- Doug Printy Thought an article in the News on the new development off Chipper Drive would be important information for our community. *Minto has been asked to do that.*
- Spoke about an incident on Cherry Hills Drive involving two golf carts who didn’t stop at a stop sign. *Golf carts must obey all traffic laws.*
- Wendell Spencer Called for a truce with the pro debt people. If they delete signs that say fear mongering, they promise not to call them any sort of names.

President Jane Keegan's Report – Board of Directors Meeting – July 9, 2014

CONSTRUCTION

It is my pleasure to report that we are on schedule with our construction progress on the Master Plan. During this month the underground utilities will continue which is key to the site work progress and especially the north parking lot. The remaining exterior walls will be erected, the roof trusses and the roof sheathing will be installed, and the framing of interior walls will begin.

Our website, suncitycenter.org, has five aerial views so you can see the complete construction site. You may find it very interesting to see how much of the campus grounds are involved in the changes being made.

OUTDOOR CONCERT

“Songs of Summer” will be the theme for our next outdoor concert to be held on Thursday, July 17, from 3:30 to 5:30. The May concert was very successful. We had over 200 folks attending it. It is really a pleasure and very enjoyable to sit outside under the shade of the oak trees with a summer breeze and a cold drink. Come in your golf cart, bring your cooler, and enjoy a pleasant afternoon with John Rinell as your musical entertainment. The concerts are sponsored by the Community Association and the Patriots Club.

JULY 4 BREAKFAST

The Breakfast on Friday, July 4, was a very successful event thanks to Sam and JoAnne Sudman and their cast of volunteers. We had 1,173 folks buy breakfast and \$471 was raised through the 50/50 drawing. All funds will go toward the fireworks display next year. Also, there were 75 in attendance at the Fireworks display that evening in the Community Hall.

CONSUMER AFFAIRS

The Register of vendors that has been maintained for the membership by the Consumer Affairs Committee will now be called The Consumer Affairs Register. The Register is still available at the Community Association office and online at our website suncitycenter.org. We have recontacted our attorneys to verify that we are making all changes necessary in order to be legally correct. We verified the verbally-received recommendations and now have in writing the legal opinions from the attorneys. The Association's involvement with the Register is administrative only and is provided solely for the convenience of the residents. The Consumer Affairs Committee remains an integral part of our Association; we still need the Committee. We are now looking for volunteers so that we can continue to staff the Consumer Affairs Committee.

DECEMBER REFERENDUM

A vote will be taken on December 2 and 3 to determine if the membership approves taking out a loan for up to \$3,500,000 to build a new theater. We will publish further information in the “News of Sun City Center.” We will have open discussions on the proposed ballot and theater specifics at the October 22 Membership meeting as well as at a Coffee and Conversation we will hold in November.

Sun City Center Community Association

Board of Directors Meeting

July 9, 2014 from Lyn Reitz, Community Manager

Master Building Projects --- All is progressing steadily and we have had no issues to date. We are continuing on schedule.

Coffee Kiosk --- The new coffee kiosk is doing very well. Everyone seems to be enjoying the items served. The menu will continue to be updated with the needs and wants of the members.

Lap Pool --- We are addressing a leak in the lap pool. To do the needed repairs we will have to shut the lap pool down. We will post notice when this occurs.

Budget --- We continue to work on the 2015 budget. The Budget Committee will start their meetings in the next month to review and fine tune the budget before being presented to the Board and members.

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 June 30th total residents were 10,588 and total membership dues were 11,135. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.