

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, February 9, 2011, 9:00 AM
Rollins Theater**

DIRECTORS PRESENT

Ed Barnes, President
Bob Black, Vice President
David Floyd, Corporate Secretary

Al Alderman
Chuck Collett
Martin Hurwitz

Jane Keegan
Ann Marie Leblanc
Sam Sudman

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
14 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Barnes 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 Members present.

II. APPROVAL OF MINUTES

January 12, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held on Wednesday, January 12, 2011 were approved as printed.

III. SECRETARY'S REPORT

- 1) Acknowledgements – Secretary Floyd acknowledged the following contributions on behalf of the Board: The Men's Club paid \$1,500 toward installation of an automatic door for the Palm Room; the Tillers & Toilers paid \$540 for a portion of asphalt; and the Kings Point Condominium Owners paid \$175 as their share of the Holiday Golf Cart Parade Permit. In addition, the Tennis Association paid the CA \$10,000 as their share of maintaining the tennis courts; the Softball Club paid \$2,500 toward maintenance of the softball field; and the Dog Owners Group paid \$2,000 toward maintenance of the dog park.
- 2) For the record:
 - Secretary Floyd reported that the Board of Directors in an Action without a Meeting on January 17, 2011 (attached) approved amending the ballot for the Referendum on South Pebble Beach/US 301 Connection to remove the word "platted" from the question.
 - Secretary Floyd reported that the Board of Directors in an Action without a Meeting on January 24, 2011 (attached) approved revising the ballot for the Referendum on South Pebble Beach/US 301 Connection.

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported that the annual audit has been completed. We have a clean opinion which means they have found no exceptions. Transfer fees for 26 homes were received in January versus projection of 15 homes.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reviewed her written report (attached).

VII. STANDING COMMITTEE REPORTS

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

1) Approve amendments to Board Policies:

Secretary Floyd **MOVED** that the Board approve amendments to the following Board policies, as presented (attached):

- Policy 4.01.F.2 Consumer Affairs – Vendor Applications
- Policy 5.01.B.5 Fund Raising
- Policy 6.01.A.3 Fund Raising and A.5 Restrictions
- Policy 6.01.D Change WCI Communities to Minto Communities

SECOND: Director Alderman. Director Collett **MOVED** to amend the motion to also add amendment to 4.01.F.6 Consumer Affairs – Vendor Applications and to correct Scribner's errors on the policies as presented. **SECOND:** Director Alderman. **VOTE** on Amendment: Unanimous in favor by voice vote. **VOTE** on main motion: Unanimous in favor by voice vote. Motion carried.

2) Approve proposed amendment to Bylaw IV, Section 1

Secretary Floyd **MOVED** that the Board approve a proposed amendment to Bylaw IV, Section 1 to remove the Legal Committee, the Development and Grants Committee, and the Planning Committee from the list of Standing Committees to be presented to the membership for approval at the March 23, 2011 Membership Meeting per the ballot as presented (attached). **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approve contract with William Clare Entertainment

Director Alderman **MOVED** that the Board approve a contract with William Clare Entertainment for a Friday Night 2011/12 Entertainment Series Show on January 13, 2012 at a cost of \$6,000. This cost will be expensed from Operations Account #41321 – Entertainment. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4) Approve five contracts with Entertainment Designers' Network

Director Alderman **MOVED** that the Board approve five contracts with Entertainment Designers' Network for programs as part of the Sunday Afternoon 2011/12 Entertainment Series as follows:

- November 6, 2011 - \$6,300
- January 29, 2012 - \$5,500
- February 19, 2012 - \$6,400 (including contract for opening act)
- March 11, 2012 - \$5,500

These contracts will be expensed from Operations Account #41321 – Entertainment.

SECOND: Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5) Ratify Dog Owners Group maintenance agreement

Director Alderman **MOVED** that the Board ratify the Letter of Understanding between the CA and the Dog Owners Group on the maintenance of the Dog Park (attached). **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

6) Approve additional Elections Committee tellers

Director Collett **MOVED** that the following members be added as Elections Committee tellers:

Robert & Marion Stephens
Robert & Linda Majewski

SECOND: Director Leblanc. **VOTE:** Unanimous in favor by voice vote. Motion carried.

7) Approve request by Low Vision Club

Director Alderman **MOVED** that the Board approve the request from the Low Vision Club to hold a "Low Vision Fair" on Monday, March 14, 2011 in the Florida Room from 10 a.m. to 2 p.m. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

8) Approval of Hardship Cases

Vice President Black **MOVED** that the Board approve granting hardship waivers for 2011 dues for 12 members (Case numbers: 1326, 1456, 1470 (2 people), 1938, 2406, 2521, 3168, 3731, 3977 and 5333 (2 people) that are recommended for hardship by the Hardship Panel. The total of \$3,072 representing the waived dues will be taken from the Hardship Fund, Account #36004. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

XI. GOOD & WELFARE

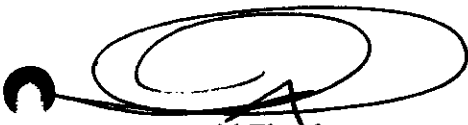
FunFest: Director Keegan announced that FunFest will be held on Saturday, March 19 from 9 a.m. to 3 p.m. The theme this year is "I Love Sun City Center". Bus transportation, provided by Aston Gardens, will run between the Community Hall and the Library from 8:30 a.m. till 3:30 p.m. She reported that Hillsborough County Animal Control will be bringing their van with animals that are adoptable. The Health Fair will also be held at the same time under the direction of Sam Smith and Richard Schaffer from the Men's Club. President Barnes reported that arrangements have been made with ClubLink to provide golf cart parking on the North Lakes course for FunFest.

50th Anniversary: Director Leblanc reported that plans for the 50th are coming along quite nicely. She announced that the 50th celebration book will be delivered in early April. This will contain the list of the entire activities planned for the year beginning May 1. There will be two golf tournaments and an October Fest in Community Hall. There will be a birthday party for Del Webb, the founder of SCC. The town hall building will be dedicated to him. There will be a fireworks display. ClubLink has offered us the driving range on the north course for the event. There will be something for everyone.

XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Collett.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:55 a.m.

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
(7 attachments)

ADDENDUM - MINUTES – February 9, 2011

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

NAME

SUBJECT

John Bowker

In 1984, there was an agreement that we live on with the developer. Two people who signed that were Robert Armstrong and Jay Krinsky but there was another person who signed that document who is still with us – Marilyn Balkany.

The History Society has around 30 boxes of memorabilia that they haven't been able to get to. Looking for volunteers to sort through these boxes of newspapers, etc.



**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

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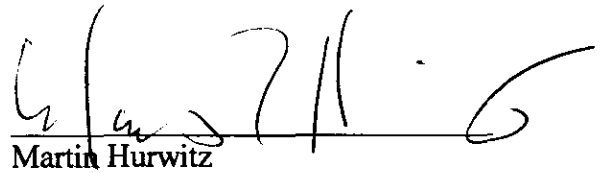
We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

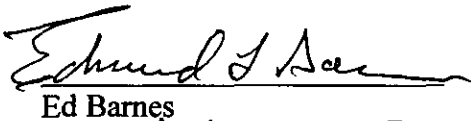
We hereby amend ballot for Referendum on South Pebble Beach Blvd/US 301 Connection to remove the word "platted" from the question.

Effective this 17th day of January, 2011.

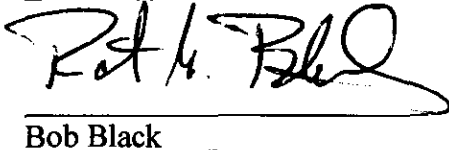
DIRECTORS:

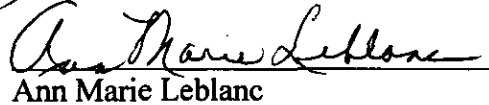

Al Alderman

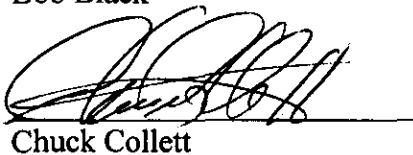

Martin Hurwitz


Ed Barnes

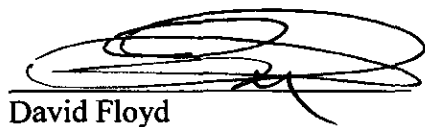

Jane Keegan


Bob Black


Ann Marie Leblanc


Chuck Collett


Sam Sudman


David Floyd

SUN CITY CENTER



COMMUNITY
ASSOCIATION, INC.

COPY

OFFICIAL BALLOT

REFERENDUM

South Pebble Beach Blvd/US 301 Connection

February 22, 2011, Sandpiper Room, 8 am to 3 pm

February 23, 2011, Community Hall, 9 am to 6 pm

Should Sun City Center support retaining the unconstructed connection to U.S. 301 from South Pebble Beach Boulevard as shown in the General Development Site Plan, or replace it with a permanent emergency only ingress/egress gate?

Place an X in the box of your choice: (mark only one space)

YES

Retain the unlimited access connection shown in the General Development Site Plan.

NO

Remove the unlimited access connection from the General Development Site Plan
And replace it with a gated emergency only ingress/egress connection.



**COMMUNITY
ASSOCIATION, INC.**

**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

.....

We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

We hereby revise ballot for Referendum on South Pebble Beach Blvd/US 301 Connection per the attached.

Effective this 24 day of January, 2011.

DIRECTORS:


Al Alderman


Ed Barnes


Bob Black


Chuck Collett


David Floyd


Martin Hurwitz


Jane Keegan


Ann Marie Leblanc


Sam Sudman

SUN CITY CENTER



**COMMUNITY
ASSOCIATION, INC.**

**OFFICIAL ABSENTEE BALLOT
REFERENDUM**

South Pebble Beach Blvd/U.S. 301 Connection

**Must be received by 6:00 p.m. on
February 23, 2011**

**Community Association Office
1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573**

Should Sun City Center support the connection from U. S. Highway 301 to South Pebble Beach Boulevard which allows for unrestricted access or replace it with a permanent emergency only exit/entrance gate?

Place an X in the box of your choice: (mark only one space)

I am in favor of unrestricted public access in to and out of Sun City Center from U. S. Highway 301 to South Pebble Beach Boulevard.

I am against unrestricted public access in to and out of Sun City Center from U. S. Highway 301 to South Pebble Beach Boulevard except for an emergency exit/entrance gate.

President Ed Barnes' Report – Board of Directors Meeting – February 9, 2011

This month we have a very important issue to consider. That issue is the vote on the connection between South Pebble Beach Blvd. and U.S. 301. The specific issue is whether the connection should remain in the General Development Site Plan or be replaced in GDSP with a permanent emergency ingress/egress with a locked gate. The Town Hall Meeting in January was very good and brought out the pros and cons of both sides. We had excellent participation from the audience as well as the speakers. I want to once again stress, this is a member issue to decide. Your Board of Directors has not taken a position in this matter. Our initial involvement started when the developer submitted a change to the General Development Site Plan. Since that time we have tried to set the stage so the members could be informed of the issues both pro and con and in the end decide what they would like to happen. I once again want to thank all of the people who participated in the Town Hall Meeting but especially Paul Courter and Paul Wheat. This Town Hall Meeting was videotaped and can be seen on the Community Association website – www.suncitycenter.org. There are several ways you can vote on this issue – ballots were in the February issue of the News of Sun City Center, absentee ballots are available in the CA Office and the polling places will be open on Tuesday, February 22 in the Sandpiper Room and on Wednesday, February 23 in Community Hall. I encourage everyone to vote – this is an important issue.

I sound like a broken record but again. I can't emphasize enough how important I think it is for us to lay out a roadmap of the future in terms of a Long Term Strategic Plan for Sun City Center. We as a group need to know where we want to go in the next 5 to 10 years. We are taking the initial step in developing that plan. In the March issue of the News of Sun City Center we will have a survey designed to get some ideas from our members as to what you would like to see done with our facilities in the long term. That survey will help the Board formulate a Long Term Plan as to what our facilities should look like in the future. Once we have this plan developed we will submit it to the membership for approval. There can be many aspects to this plan some of which may involve new construction. As you have heard in the past one critical aspect of any plan will be how we finance such a plan. We are very blessed here in Sun City Center that our forefathers were smart enough to look ahead and think about how new facilities could be financed by implementing the transfer fee. As most of you know this funding stream goes in to the Capital Account and comes from new residents and real estate investors - not current residents. One of the things we are looking at is using this funding stream to accelerate the construction of new facilities. What we are looking for are ways to allow the present members to enjoy the benefits of improvements to the facilities without financial impairment. I once again want to stress, that if we are ever going to refresh our facilities, now is the time with low construction costs and low interest rates. If we are going to compete with other retirement communities we need to provide attractive facilities. And we need to build them in the near future not in 10 -15 years. This is a very important issue to the future of Sun City Center and an issue that requires input from the members. This will guide Sun City Center over the next two decades.

One of the issues the BOD will take up today is a byproduct of the reviews we have been conducting of our procedures and policies over the last year. Our original By Laws were written in 1988 and need updating. Particularly in the area of the committees – there are several of the By Law mandated committees that are not used today and have not been used for several years. These include the Legal Committee, the Development & Grants Committee and the Planning

Committee. These committees have frankly out lived their usefulness. For example the Legal Committee – presently and for the past several years we have not had a Legal Committee. The President, in conjunction with the BOD, has operated by directly conferring with one or two law firms which we have had a continuing relationship and who are very familiar with the uniqueness of SCC and the ever changing updates to the Florida Statutes. This process has proven efficient, effective and direct. I see little value of having a Legal Committee involved in trying to formulate issues to be transmitted to the law firms. We will discuss this today and plan to vote on a motion to put this issue up for consideration as a By Law change at the Membership Meeting in March.

Speaking of updating – we are in the process of updating our web site. We have interviewed several outside web design firms to update the web site. The new web site will contain much of the same information as is there today but the format will be updated and the site will be equipped with a search engine interface that will allow more access from the outside. The technology we are currently using to let people reach our web site is outdated. With the new search engine interface we hope to expand the number people reaching our web site. We expect to have the new web site operational in the next month or so.

Minto has settled in and is building and selling a few new houses. This is good news for us. We have started working with them on how to make SCC more attractive. This has been a virtual void in the last three years with WCI – they did little to promote Sun City Center or try to improve our area. Long term we need to figure out a solution to the maintenance on Pebble Beach Blvd. There are several potential solutions we have talked about over the last couple of years but have done little with. We need to work with Minto as they evolve the medians with new plantings which will contain the kind of plants we want. In addition and most importantly, we need to figure out how those medians will be maintained in the future. The Pebble Beach medians are owned by the county – they are currently maintained by Minto. When Minto leaves we will be faced with several choices – let the county do the maintenance or to form some other type of entity that will perform the maintenance of the medians. Having the Hillsborough County maintain the medians will ensure that there are major changes to those medians. I am asking Paul Wheat to set up a Task Force to figure out how we can accomplish Pebble Beach maintenance in the future and to lay out a time line for that accomplishment.

During the next several months we have some very significant events coming up. Notably Fun Fest and the kick off of the 50th Anniversary – Fun Fest is March 19 and the 50th Anniversary starts on May 1 with a parade – we have over 40 entries for the parade with another 20 possible entries. This should be a grand affair. We will have many more details on these two events later this morning – I don't want to infringe on Jane and Ann Marie's events.

**Sun City Center Community Association
Board of Directors Meeting**

February 9, 2011 from Lyn Reitz, Community Manager

Shredding Day --- Shredding day has been set for Monday, March 14th, 9am – Noon in the parking area behind the Security Patrol/CA Offices.

FunFest --- We are preparing for FunFest March 19th. This should be another wonderful event.

50th Anniversary Parade --- We are preparing for the parade and CA Float. This should be an incredible parade and entire day.

Outdoor Pool Renovation --- TPO is finalizing review of contracts and will hopefully be bringing to the Board for formal approval next month. This is scheduled to be done in the winter months.

Outdoor Restroom Renovation --- Finalizing specifications for bids to go out to contractors and the TPO to do final review then will be bringing to the Board for final approval in the next couple of months. This is scheduled to be done in conjunction with the outdoor pool renovation this winter.

Resident Count --- As of January 31st, total residents were 10,239 and total membership dues were 11,745. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

**PROPOSED AMENDMENTS TO POLICIES
FEBRUARY 9, 2011**

4.01 STANDING COMMITTEES

F. Consumer Affairs

2. The vendor 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, if required.
 - e. **Vendors may not reference the Sun City Center Community Association or the Consumer Affairs Committee in any way in their advertising.**

6. Two copies of the Consumer Affairs Register are available at the CA office and shall be updated contemporaneously **along with the CA web site.**

5.01 A. ORGANIZATION

B. OPERATION

- ~~5.~~ **4.** Clubs may engage in such fund-raising activities as the Club may determine appropriate and consistent with existing Florida Statutes and CA policies. ~~Specifically, all club activities will be conducted in accordance with Florida Statute Chapter 849.0935 (Exhibit 5.01.C).~~
 - a. **No CA club will enter into a contract for a gambling fund-raiser without prior CA Board review and approval.**
 - b. **No CA club shall sponsor any game of chance (excluding Bingo, 50/50 drawings and raffles) for fund-raising for monies or prizes without prior CA Board review and approval.**

6.01 REGULATIONS AND REQUIREMENTS

A. Regulations

3, 2. Fund-Raising

All fund-raising activities will be conducted in accordance with Florida Statute Chapter 849 Gambling and existing policies. (See Policy 5.01.B.5)

5. Restrictions

Add:

i. CA facilities are not to be used for any gambling or games of chance (excluding Bingo, 50/50 drawings and raffles). All facilities are intended solely for the pursuit of hobbies, sports and social interchange. Exceptions to this policy may be granted on a case-by-case basis by the CA Board.

D, 2. SCHEDULE "A"

2, 2. Exceptions (to rental fees)

Change WCI Communities to Minto Communities

SUN CITY CENTER COMMUNITY ASSOCIATION, INC.

OFFICIAL BALLOT – BYLAW AMENDMENT

Membership Meeting – Wednesday, March 23, 2011 – Community Hall – 7:00 p.m.

CURRENT

BYLAW IV – COMMITTEES

Section 1. The following shall be Standing Committees of the Association:

Budget Committee
Consumer Affairs Committee
Development and Grants Committee
Elections Committee
Governmental Affairs Committee
Internal Audit Committee
Legal Committee
Planning Committee

They shall report to the Board of Directors.

PROPOSED CHANGE

Section 1. The following shall be Standing Committees of the Association:

Budget Committee
Consumer Affairs Committee
Elections Committee
Governmental Affairs Committee
Internal Audit Committee

They shall report to the Board of Directors.

Do you favor the above change eliminating the Development and Grants Committee, the Legal Committee and the Planning Committee from Standing Committees?

YES NO

COPY



January 1, 2011

Letter of Understanding

To Whom It May Concern:

This letter constitutes an understanding between the Sun City Center Community Association, hereinafter referred to as the "Association", and the Sun City Center Dog Owners Group Club, hereinafter referred to as the 'Dog Owners Group Club'.

Terms and conditions are as follows:

- I. The Dog Owners Group Club agrees to pay an annual amount to the Association, starting on the first day of January, 2011, the sum of \$2,000 for help with CA maintenance costs for the calendar year 2011 and continuing annually on the first day of January.
- II. The Association agrees to mow grass, trim bushes, remove trash and debris, pressure wash concrete and pavers as needed, maintain water fountain, change light bulbs, repair sprinklers, maintain existing shelters, maintain access roads, emergency telephone line and any other day to day maintenance items that may deem necessary to maintain facility.
- III. The Club agrees to replace signage, fencing, gates, pick up after dogs, maintain all dog exercise equipment, tree removal or trimming, replace furniture, and any other items pertinent to their club needs.
- IV. The Club will take all necessary steps to ensure the safety of any and all employees working within the facility when dogs are present.
- V. This agreement will be reviewed annually for cost adjustments by the Treasurer of the Board of Directors and if needed, be modified with agreement of both parties.

The above items constitute the total terms and conditions of this Agreement.



 President, Sun City Center Community Association

01-24-11

 Date



 President, Sun City Center Dog Owners Group Club

01-24-11

 Date