

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, March 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
22 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

February 9, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held on Wednesday, February 9, 2011 were approved as printed.

III. SECRETARY'S REPORT

- 1) Acknowledgements – Secretary Floyd acknowledged the following contributions on behalf of the Board: Minto Communities donated \$10,000 for the 50th Anniversary Picnic; the Community Foundation of Greater Sun City Center (the George A. Lutz Fund) gave a grant to the CA for the Photo Club to replace obsolete equipment and add new items; and Monday Movies contributed \$600 to offset licensing fees.

The Lawn Bowling Club paid \$500 toward the repair of the irrigation timer. The Men's Club paid \$6,150 for the installation of an automatic door for the Palm Room (in addition to the \$1,500 paid last month). The Sawdust Engineers paid \$375 for the installation of a fax line for their facility. The Softball Club paid for the following: Picnic Tables - \$208, sand/clay and marble chips - \$1,144, a 100 x 100 tarp - \$616.

- 2) Secretary's Certification of Referendum – Secretary Floyd reported on the Secretary's Certification of the referendum vote held on February 22 and February 23, 2011 (attached).

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through February 28, 2011. The Operating Fund has a net cash balance of \$2,673,913. In the Capital Fund, there is a balance of \$700,779. Transfer fees were received for 29 homes in February for a total year-to-date of 55 homes closed vs. budget of 30. In the Replacement Fund, there is a balance of \$1,265,245. The Renovation Fund has a balance of \$29,861.

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 addition to Club Policy 5.01 Operation

Secretary Floyd **MOVED** that the Board approve the addition to Policy 5.01.B. Operation as follows:

4. All official club meetings and other organization meetings under the jurisdiction of the Community Association will be conducted under "The Standard Code of Parliamentary Procedure" by Alice Sturgis or "Roberts Rules of Order".

SECOND: Director Alderman. President Barnes **MOVED** to amend the motion to add "except for national charter clubs and organizations" after Association. **SECOND:** Vice President Black. **VOTE** on Amendment: Unanimous in favor by voice vote. **VOTE** on main motion. Unanimous in favor by voice vote. Motion carried.

2) Approve Archery Club

Director Alderman **MOVED** that the Board approve the Archery Club as an affiliated club of the Community Association. **SECOND:** Director Hurwitz. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approval of Hardship Cases

Vice President Black **MOVED** that the Board approve granting hardship waivers for 2011 dues for 13 members (Case numbers: 1745, 1811 (2 people), 2413, 2599 (2 people), 3251, 4521 (2 people), 4807, 4902, 5136, and 7996) that are recommended for hardship by the Hardship Panel. The total of \$3,328 representing the waived dues will be taken from the Hardship Fund, Account #36004. **SECOND:** Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

Vice President Black reported that the Hardship Panel had recommended 25 hardship cases (\$6,400) in 2011 compared to 45 hardship cases (\$11,520) in 2010. A balance of \$18,439 remains in the Hardship Fund after deducting these waivers.

XI. GOOD & WELFARE

FunFest: Director Keegan announced that the campus would be closed in preparation for FunFest beginning Thursday, March 17 thru Monday, March 21. Since parking is always an issue, she recommended people take the free bus from Community Hall to FunFest. A flyer will be included in the March 17th issue of The Observer.

50th Anniversary: Director Leblanc reported that she expects the 50th Anniversary booklet will be delivered to everyone by the middle of April. She thanked Ed Brown for his time and efforts in preparing the booklet and John Wolfe for selling advertisements in it to offset the cost of mailing. There are now 62 units in the parade scheduled for May 1, 2011 at 1:00 p.m. A picnic to be held after the parade being sponsored by Minto will only cost 50 cents for a hot dog, chips, and soda. There will also be free Italian ice.

XII. ADJOURNMENT

Director Hurwitz **MOVED** the meeting be adjourned. **SECOND:** Vice President Black. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:35 a.m.

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
(3 attachments)



SECRETARY'S CERTIFICATION

I, David Floyd, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that a properly called referendum was held on Tuesday, February 22, 2011 in the Sandpiper Room and Wednesday, February 23, 2011 at Community Hall. The result of the referendum vote is as follows:

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

2,669 were against unrestricted public access in to and out of Sun City Center from U. S. Highway 201 to South Pebble Beach Boulevard except for an emergency exit/entrance gate.

A copy of the "Official Ballot" is attached as well as the certified ballot results.

David Floyd
Corporate Secretary

SUN CITY CENTER



COMMUNITY
ASSOCIATION, INC.

**BALLOT REPORT FORM
REFERENDUM
SOUTH PEBBLE BEACH BLVD/U.S. 301 CONNECTION**

VOTE ON FEBRUARY 22 AND 23, 2011

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?

Voted in Favor: 310 Voted Against: 2669

We, the undersigned, do hereby certify that the above information is true and correct:

Tony Wardle
Chairperson
Elections Committee

Barbara Benquich
Vice Chairperson
Elections Committee

DATE: 2/23/11

SUN CITY CENTER



**COMMUNITY
ASSOCIATION, INC.**

**OFFICIAL BALLOT
REFERENDUM**

South Pebble Beach Blvd/U.S. 301 Connection

**February 22, 2011, Sandpiper Room
8:00 a.m. to 3:00 p.m.**

**February 23, 2011, Community Hall, Room 3
9:00 a.m. to 6:00 p.m.**

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.

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's Ed Barnes' Report – Board of Directors Meeting - March 9, 2011

Last month we passed a major milestone with the referendum on the connection between South Pebble Beach Blvd. and U.S. 301. As all of you know by now, the vote by the Members of the CA overwhelmingly voted not to open South Pebble Beach Blvd to U.S. 301. This vote will manifest itself via a change to the General Development Site Plan to replace the connection with a permanent emergency ingress/egress with a locked gate. Minto, the developer, will once again submit a proposed change to the General Development Site Plan via the Planning and Growth Management Staff at Hillsborough County. After the staff reviews the request, a hearing will be held with the County Commissioners who have final approval authority. I expect this to take a couple of months to complete. I am very glad we have this controversy behind us and we can get on to other important issues.

The vote on this issue was the largest voter turnout that we have had in several years. The use of the newspaper ballots was very successful with approximately 72% of the votes cast. We appear to reach many more people with this voting technique and plan to continue this in future elections. I want to thank everyone who turned out to vote.

In this month's issue of the News of Sun City Center we are taking the initial step in developing a Long Term Strategic Plan for Sun City Center. This issue has a survey designed to get ideas from our members as to what you would like to see done with our facilities in the long term. We hope that this survey will help the Board formulate a plan as to what our facilities should look like in the future. There can be many aspects to this plan but most importantly it should reflect what the members want to do with our facilities. Once we decide what needs to be done over the next 5 years or so then we need to figure out how we can pay for it. Financing is a critical aspect of any plan. We have a number of choices on how we can finance which really means how much of the plan do we want to implement when? We can go down the path of pay as you go which is the path we have traditionally taken. Or we can be a little more aggressive and bet on the future growth of SCC and borrow some money which would be repaid with the income stream generated by our Transfer Fee. As most of you know money from the Transfer Fee goes in to the Capital Account and comes from new residents and real estate investors - not current residents. This funding stream can be used to accelerate the construction of new facilities whereby the present members can enjoy the benefits of improvements to the facilities without financial burden. As I have told you many times in the past now is the time to refresh our facilities – we will get more bang for our buck now than we ever have in the past. I personally believe that we are at a cross roads where if we are going to compete with other retirement communities we need to provide attractive facilities. This is an extremely important issue to the future of Sun City Center and an issue which will guide Sun City Center over the next two decades.

I want to thank all of the clubs who have updated their club membership data base – We have 153 clubs and so far we have received updated members list from 115 clubs. 38 clubs have yet to submit their updated membership list and I want to encourage them to complete this action before the end of March. We plan to use this data in helping to formulate our long term plans for facilities. In addition, we use this data base to look at the use of our facilities by non-CA

members. Our policy is that the Clubs can admit non-CA members as a member of the club who reside in Kings Point or other communities that provide reciprocal club membership and facilities. As far as I know, Kings Point is the only community that provides this reciprocity. In addition, we use this data base to track the number of waivers being requested by each club. As you may recall waivers can be requested for people who are not SCC or KP members when those people provide "value added" service or benefit needed by the club - waivers are not granted just because the outsider is a good person or a friend of some of the Club members. CA facilities are for the benefit of the CA Members and not the general population of Hillsborough County.

You will hear later this morning a detailed report on the 50th Anniversary but I can tell you it will be a grand affair with events for everyone. The kickoff parade should be super with many more participants than I had ever expected. I won't steal anymore of Ann Marie's thunder other than to say it will be a year for everyone. Ann Marie has done a superb job in planning and organizing this event - I think she has tapped about everyone on campus to do something or the other.

A more near term, in fact just around the corner is FunFest - which is March 19. It should be an equally grand event - with many clubs offering their wares for sale as well as many vendors of commercial products plus a few places to get something to eat. Jane Keegan has done a super job with FunFest and will have more for later in the program.

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

March 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 in final preparation of the campus for FunFest March 19th. This should be another wonderful event.

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

Outdoor Pool Renovation --- Finalizing review of contracts and will hopefully be bringing to the Board for formal approval next month. This is scheduled to be done the end of this year.

Outdoor Restroom Renovation --- Finalizing specifications for bids to go out to contractors and the TPO to do final review. Will bring 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 the end of this year.

Resident Count --- As of February 28th, total residents were 10,248 and total membership dues were 11,802. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

ADDENDUM - MINUTES – March 9, 2011

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

| NAME | SUBJECT |
|-----------------|--|
| Anne Cross | Would like to submit a grant application to Hillsborough County for a clean up day for our community. Wanted the Board's permission to do so and set a date. <i>Board asked for copy of application.</i> |
| Bob Deutel | Asked if we would need special insurance for the Archery Club. <i>It's no different from any other sport (tennis, softball, etc.)</i> |
| Joe Mugavero | President of the newly established Archery Club. Thanked the Board for approving them as an affiliated club of the CA. They currently have 18 members. |
| John Wilkins | Discussed Sun City Center PRIDES. This group is quite concerned about the pot holes on the road leading to the post office. They now have a web site: www.sccprides.com . |
| Wendell Spencer | <p>Asked what happened to the box for used batteries that used to be in front of the old town hall. <i>The Radio Club no longer collects those batteries. They can be taken to Radio Shack or Home Depot. The County published a letter on recycling items, including batteries, that was published in our newsletter.</i></p> <p>Another concern he had was the disposal of fluorescent bulbs.</p> <p>He would like to know where the conservation areas are. A statement had been made that you couldn't pave road next to the RV Park because it was in a conservation area. Would like the Board to verify that.</p> <p>If our insurance doesn't allow animals in the buildings, how can we allow animals inside for a dog show? <i>Insurance is purchased separately for the day's event.</i></p> |
| Cyrille Cobe | <p>It might be helpful for everyone in the community to know where the conservation areas are. It could be a way to promote our community.</p> <p>It might be useful to offer a workshop on parliamentary procedures.</p> <p>There should be more explanation given to the members on why the Bylaws should be changed to eliminate three committees.</p> |