

**APPROVED**

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Wednesday, June 8, 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

11 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**

May 11, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held on Wednesday, May 11, 2011 were approved as printed.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Floyd acknowledged the following contributions on behalf of the Board: Swan Lake Association - \$200 towards Swan Lake Dock and Lapidary Club - \$268 to offset FunFest expenses. The Men's Club paid \$5,840 for the installation of an automatic door into the pool area. The RV Club paid \$3,200 for tree trimming at the RV lot. The Potters Wheel Club paid \$375 for new electrical outlets and a door installation in their club room. The Horseshoe Pitchers Club paid \$100 for a fan and light for their area.

**IV. PRESIDENT'S REPORT**

A copy of President Barnes' report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through May 31, 2011. The Operating Fund has a net cash balance of \$2,273,360. Liens filed are up \$11,000 over last year but surprisingly hardship requests were down by about 50%. In the Capital Fund, there is a balance of \$834,285. Transfer fees were received for 30 homes in May for a total year-to-date of 167 homes closed vs. budget of 75. In the Replacement Fund, there is a balance of \$1,234,087. The Renovation Fund has a balance of \$31,144.

**VI. COMMUNITY MANAGER'S REPORT**

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

**VII. STANDING COMMITTEE REPORTS (None)**

**VIII. SPECIAL PURPOSE COMMITTEE REPORTS**

50<sup>th</sup> Anniversary (Ann Marie Leblanc)

Everything done so far for the 50<sup>th</sup> has been fantastic. The birthday party to honor Del Webb, under the direction of John and Linda Bowker, was very successful with over 200 people attending. The Salute to WWII Veterans on June 6<sup>th</sup> led by Director Bob Black was an excellent tribute in remembrance of D-Day. The Tour of Homes scheduled for June 11<sup>th</sup> has already sold 160 tickets. Looking forward to July 4<sup>th</sup> where we will have the patriotic breakfast in the Florida Room and the spectacular fireworks that evening on the North Course at 9:00 p.m.

**IX. UNFINISHED BUSINESS**

**X. NEW BUSINESS**

**XI. GOOD & WELFARE**

**XII. ADJOURNMENT**

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Secretary Floyd.  
**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.

**AUDIENCE PARTICIPATION**



David Floyd  
Corporate Secretary  
DF:cd  
(2 attachments)

President Ed Barnes' Report – Board of Directors Meeting - June 8, 2011

The first issue I want to talk about today involves the golf courses. There appears to be some confusion regarding public play on the Sandpiper Course. It seems that some people think that the Community Association is preventing daily fee play on Sandpiper. I think this stems from the fact that the agreement the CA had with WCI to permit outside play on Sandpiper expired on March 31. Since March 31 of this year we have made at least two offers to ClubLink to extend that agreement. As it stands right now there is no CA obstacle to public play on Sandpiper. It appears that ClubLink desires to have only Club type play on the Sandpiper course. However, I don't speak for ClubLink and would suggest if you have questions to contact the local ClubLink manager, Tom Rittenour. As far as I know ClubLink has no immediate plans for the North Course – ideally they would like to re-open it as a golf course however, given the number of total number of golfers in Sun City Center that does not appear feasible. Only time will tell what will happen with the North Course but as far as I can see other than golf there is little a developer could do with that land. Of course, for the right price, the CA would like to have that property. Will that ever happen I don't know, but certainly not in the immediate future.

I think most of you saw the Observer article about the Hillsborough County Resource Deputy will be relocating offices. Currently the Deputy is located in space within the Security Patrol. The Sheriff's Office would like to have space for an additional Community Services Officer to assist the Deputy in community matters. We were approached by the Sherriff's Office as to whether we could find space for a two person office. After some careful searching we decided that the Pelican Room, which has very low usage could be converted to a two person office. Having the Resource Deputy on campus with an additional Community Services Officer gives us lots of advantages – not only does it get the Deputy out of the office and on the street but it provides us a Sherriff's Office representative who is available on a continuous and regular basis. I think this should work out well for the Community.

On May 26<sup>th</sup>, Hillsborough County held a town hall meeting in the Community Hall to address the issue of redistricting the areas of responsibility of the County Commissioner's. This is done once every 10 years in conjunction with the national Census. Currently we are in District 4, which is Commissioner Higginbotham's district. In addition to him, there are three at large County Commissioners which means we actually have 4 Commissioners who have a vested interest in SCC. Based on the 2010 Census data, the County Staff has drawn a series of 7 maps which propose to move some of the District boundaries. Three of the seven maps suggest districts that will leave us where we are today in District 4. Four of the maps place us in a district with Town N Country and Old Tampa in District 1. These maps are just suggestions by the County Staff. The feeling of most of the BOD members I have talked with is that we would be better served in District 4 than being combined with District 1. In the open session of this meeting I would like to have some discussion with the members on this subject. Your BOD is working on a resolution for the BOCC which supports SCC remaining District 4. The county commissioners will hold two more public hearings on June 9 and 20 at the County Center regarding re-districting. I will leave a copy of the maps at the CA front desk if you would like to look at them.

I hope that in the next week or so we will have our new web site up and running – Paul Courter and his committee along with Lyn have been working with the vendor to get the web site revitalized. I think you are going to find it is a major improvement over the current web site, with more information and more appeal.

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

**June 8, 2011 from Lyn Reitz, Community Manager**

**2012 Budget** --- I am starting to work on the 2012 Budget. All Clubs should have received their budget request forms. If you did not receive it, you can contact Dawn in the CA office for one. The forms are due back by June 17<sup>th</sup>. I am looking forward to working with the Budget Committee and Board to compile the best budget we can for the coming year.

**July 4<sup>th</sup> Celebration** --- Finalizing the campus plans for the day. Some areas will be barricaded off for seating areas to view the show and the north course will be roped off for safety as well. Please do not cross safety lines. We would appreciate your cooperation as we want to keep everyone safe.

**Outdoor Pool Renovation** --- This has been approved by the Board of Directors and 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 May 31<sup>st</sup>, total residents were 10,345 and total membership dues were 12,188. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

**ADDENDUM - MINUTES – June 8, 2011**

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

**NAME**

**SUBJECT**

Paul Wheat )  
Marilyn Balkany ) Gave their opinions on why Sun City Center should remain in District 4.  
Art Erickson )

Don Renwick Questioned why the Board was giving the Pelican Room to the Sheriff's Department when meeting rooms are limited. *Major Hartley approached us to see if we had room for two people on campus. The Pelican Room had very little usage and it seems to be a perfect fit for the Sheriff's Department.*

Someone had told him that the CA was approached by ClubLink to take over the North Course and it was turned down by four members of the Board. *ClubLink has absolutely no idea of what they want to do with the golf course and never offered it to us.*