

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, August 14, 2013
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

Ed Barnes, President

Jane Keegan, Vice President

David Floyd, Secretary

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Howie Griffin

Mike Killian

Sam Sudman

OTHERS PRESENT

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

17 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 THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on July 10, 2013 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received a total of \$1,270 in donations in memory of Ann Marie Leblanc. This consisted of \$500 from Minto Communities and \$770 from individuals. The Merry Makers donated \$100 to the Hardship Fund.

Secretary Floyd stated he and Janet Ditmore, Hospitality Committee Chairperson, had attended a recent realtors meeting. It was very informative and the realtors were very pleased with our plans for the new buildings although disappointed that the membership did not approve a Café. Home sales have been very strong this year and the prices are going up.

Secretary Floyd mentioned that the Photo Club and Mac Users Group were chosen for the new Multi-purpose building because they were in desperate need of space and interact with each other. There was also a need for a second dance studio because the current one is often overbooked and some of the dance clubs have to use Community Hall or the Florida Room.

IV. PRESIDENT'S REPORT

President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through July 31, 2013. The Operating Fund has a net cash balance of \$1,819,066. In the Capital Fund, there is a balance of \$1,824,457. In the Replacement Fund, there is a balance of \$1,743,814. The Renovation Fund has a balance of \$31,366. He also stated that Capital Fund Fees were received for 276 homes thru July 31st against a budget for the year of 300.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

VIII. UNFINISHED BUSINESS (None)

IX. NEW BUSINESS


1. Approve Referendum Ballot & Absentee Ballot on "Approval of Central Campus Multi-purpose building
Secretary Floyd **MOVED** that the Board approve the Referendum Ballot & Absentee Ballot on the "Approval of Central Campus Multi-purpose Building" to be held on October 14 and 15, 2013 as submitted (attached). **SECOND:** Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
2. Approve amendments to Board Policies 1.05 Voting; 6.01.A.9 Special use of Facilities; 6.01.D.2 Schedule "A" Exemptions; 6.04.C.4 Health Regulations; 6.05.G Guests/Visitors – Bingo; and 8.02 Employment Practices
Secretary Floyd **MOVED** that the Board approve amendments to Board Policies 1.05 Voting; 6.01.A.9 Special Use of Facilities; 6.01.D.2 Schedule "A" Exemptions; 6.04.C.4 Health Regulations; 6.05.G Guests/Visitors - Bingo; and 8.02 Employment practices as submitted (attached) and as published in the August, 2013 issue of "The News of Sun City Center". **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.
3. Approve addition to Elections Committee Handbook, Section 5.01 Eligible Voters
Secretary Floyd **MOVED** that the Board approve an addition to the Elections Committee Handbook, Section 5.01 Eligible Voters as submitted and as published in the August, 2013 issue of "The News of Sun City Center". **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (none)

XI. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:28 a.m.

AUDIENCE PARTICIPATION



David Floyd
Corporate Secretary
DF:cd
Attachments (5)

ADDENDUM – MINUTES – AUGUST 12, 2013

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

NAME	SUBJECT
Tom Bohlmann	The people who benefit from the maintenance of the medians on Pebble Beach Blvd. should be the ones to pay for it not the whole community.
Gerald Collings	<p>Will there be more meetings on the Pebble Beach Blvd. medians. <i>Several meetings are scheduled through March.</i></p> <p>Are we going to make sure we have the money in the bank before starting a building. <i>Yes, it is "pay as you go".</i></p> <p>Thought that the new Welcome Center entrance should be facing the street, not the parking lot as designed.</p> <p>You might want to warn people trying to go through construction areas that even if they don't see anyone on the ground, someone on the roof could be throwing things down into the area.</p>
Wendell Spencer	The lighting around Simmons Lake is located in a lighting district and is billed to the people there as part of their taxes.
Joe Elam	It doesn't matter where you live in the community, it is going to have a negative effect on all of our property values if the medians are left to the county to maintain.
Wendell Spencer	He hoped that Mr. Elam would have the same interest for the people who paid \$10,000+ for a golf course view and now have nothing.
Tom Bohlmann	It would not affect the value of his house. How far on Pebble Beach South would we have to maintain? <i>Just to Platinum.</i>
Gerald Collings	<p>If the County took over the maintenance of the medians and they didn't cut the grass often enough the people in Sun City Center would not be bashful in calling the County to complain. <i>Don't think that would matter because it's a real budget problem for the County.</i></p> <p>Even though there would be an initial investment in Florida Friendly plantings, it would probably only have to be maintained once a year. <i>We agree that Florida Friendly plants are the way to go..</i></p>
Henry Niemczyk	Even with Florida Friendly landscaping, weeds are still going to grow. There will be constant maintenance.

President Ed Barnes Report – Board of Directors Meeting - August 14, 2013

First of all, I want a clear understanding that we are here to discuss and conduct CA business only.

We have a short agenda today – we have a proposed ballot for the new Multi-Purpose building and a series of policy changes to be considered, as well as, a change to the Elections Manual. This should be a relatively short meeting, but no promises.

We have adjusted the Master Plan to include expansion of the CA Office building so the reception area can be enlarged to provide better service to the membership. There will also be a slight increase in office and storage space.

The Information Center and Library, Phase II Detailed Design is coming along nicely. There are artist renditions of how the two buildings will look on display in the Atrium. We expect the final design package to be completed in mid-September.

The Phase I design for the Multi-Purpose building and the CA Office expansion is in process. The Multi-Purpose building will require approval by the membership and we will have a vote on this project on October 14th and 15th. Absentee ballots will be available on September 16th in the CA office and they will also be published in the October issue of the newsletter. The Multi-Purpose building will house the Samaritan Services as well as the Mac Club, Photo Club and a Dance studio. The Samaritans will reimburse the CA for the planning and construction costs associated with their space in the Multi-Purpose building.

I think there are some misconceptions over the Master Plan – the Master Plan is a living document. It is subject to review and change as conditions or situations change – it is what it is - a paper plan. A basic roadmap of where we are ongoing. The Master Plan is not unlike the annual operating budget – we plan one way based on the best information we have and do our best to follow that plan, but as the year progresses things change and we adapt to the change. Our roadmap is based on a “pay as you go” plan. If at some point in time in the future the membership wants to accelerate the plan and seek some type of financing, the plan may change. If the membership decides they don’t want to wait 10 -15 years for some new facilities to be built under pay as you go, the plan could change. As of today, as it has been all along, the current plan is “pay as you go”.

We have had some preliminary meetings with the county on the permitting for the Central Campus Parking Area – these are the first of a series of meetings with both the County and SWIFTMUD. Since SCC is a golf cart community and golf carts are authorized by the county to operate on our streets, we are working with the County Attorney to get a deviation from the current Land Development Code to have golf cart parking substitute for car parking spaces. The county code dictates that so many car parking spaces are required for every 1000 square foot of building space. We want a significant percentage of those spaces to be allocated for golf carts. For example if the building code requires 100 car parking spaces we want to devote 25 of those spaces for golf carts – we don’t want to have to build 125 parking spaces to get 25 golf cart parking spaces. I expect a positive feedback from the county attorney on this matter in the near future.

Campus upgrades are moving along – the Horizon Room has been completely redecorated and looks great. The Florida, Armstrong and Heritage Rooms are in process with scheduled completion in mid-September. The demolition of the CERT building and stage area in the Atrium plaza started this week. The waterfall area between the Art Club and Ceramics will follow. Painting of the other buildings is in process and will be completed as soon as the weather cooperates.

DANGER, DANGER, DANGER – Over the next year or so there will be a lot of construction and heavy equipment on the campus. In the areas where construction is taking place we will put up barriers and warning tape – we put those barriers up for a reason – DANGER, DANGER, DANGER. Please do not cross or go under or over these barriers. In the past two days I have observed 3 people raise the barrier in the Atrium plaza and proceed on their way - please don't do that – the caution tape and barriers are for your safety.

I think there is another huge misconception out there concerning the Pebble Beach Blvd medians. The future of those medians, will impact the home values of everyone – the north, south, east and the west. It doesn't matter whether you use the Pebble Beach medians or not – what matters is the appearance of those medians to the people buying homes. Buying of homes keeps up home prices. If you want to see the future of those medians under county maintenance go look at the SR 674 medians down by Cortaro Drive – you can see the huge difference between the medians maintained by the county and those maintained by the Beautification Corporation. Until the county mowed this past week the grass and weeds were over two feet tall. Letting our medians go back to county maintenance will have a significant impact on the value of all homes in our community. Those houses impacted by the closing of the golf course will see even further erosion in the value of their homes if the county maintains those medians. This is clearly a matter of what the community wants to do with their future. In the near future I think you will see some major changes in a couple of medians – I will have more on that in the fall.

One more time - the dues collection process will change next year. The dues will be paid directly to a bank lock box. Dues will not be collected by the CA in the office. CA dues will be treated just like the bills you get from TECO or the phone company and the payment will go directly to the bank. We will extend the validity of the 2013 stickers thru February 28, 2014. Stickers for 2014 will be available about two weeks after your check is mailed to the bank. The dues will continue to be due no later than January 31, 2014 and will become delinquent and subject to late fees on February 1, 2014.

At the March Membership Meeting the Auditor presentation was not followed by a Q&A session. I mistakenly thought the auditor did ask for questions but after review of the tapes she did not. If we have a Q&A session in the future the auditors will only be able to address questions on the year they have audited.

Sun City Center Community Association

Board of Directors Meeting

August 14, 2013 from Lyn Reitz, Community Manager

Horizon Room --- This project has been completed. I hope everyone enjoys the new renovations.

Florida/Armstrong/Heritage Rooms --- This project has started and will be completed September 15th. Stay tuned for the new paint, carpet, chairs, bathrooms and other renovations to beautify and update these last three rooms in the Atrium Building.

2014 Budget --- I am working with the Budget Committee and Treasurer on the 2014 budget. It will be another tight one. We will let the clubs know after the budget passes if their request was granted or denied.

CERT and Stage Removal --- This is in process and will be completed in the next week or two.

Fountain Area Refurbishment --- This is in process and will be completed in the next week or two.

Building Painting --- We have started to paint the interior buildings on the central campus, with the new building color, please be respectful of the cones and tape and stay clear of the painted areas.

Building Removal and Construction --- Please do not go through cones and caution tape or safety fences. These are in place to protect you and you can get hurt with debris and/or open footing areas. Please go around these areas for safety.

Resident Count --- As of July 31st total residents were 10,494 and total membership dues were 11,169. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.



**COMMUNITY
ASSOCIATION, INC.**

OFFICIAL BALLOT

**APPROVAL OF CENTRAL CAMPUS
MULTI-PURPOSE BUILDING**

October 14, 2013, Sandpiper Room, 8 am to 3 pm
October 15, 2013, Community Hall, 9 am to 5 pm

Do you approve spending up to \$664,000, the Community Association's share of the costs, for the Central Campus Multi-Purpose Building as described in the August and September 2013 editions of "The News of Sun City Center"? The building will contain two clubrooms – a Mac Users Room and a Photo Club Room, plus a Dance Studio for dance and exercise clubs. Space will also be allocated for the Samaritans. The Samaritans will reimburse the SCC Community Association for all construction expenses associated with their section of the proposed building.

By voting YES, you support this spending; by voting NO, you reject this spending.

YES

NO

PROPOSED POLICY CHANGES

Additions are in bold – ~~deletions are struck through~~

I. INTRODUCTION

II.

1.05 VOTING

N. Voting With Power Of Attorney – A member may vote for another member provided that the member casting the ballot has a valid Power Of Attorney that specifically authorizes the member to cast a vote using the Power Of Attorney. A copy of the Power Of Attorney must be given to the Elections Committee Chairperson or Co-chairperson in order to receive a ballot. A Power Of Attorney may not be used at a Membership Meeting as the members must be present to vote. If a Proxy is authorized, a copy of the Power Of Attorney may be used to cast a Proxy.

VI. FACILITIES

6.01 A REGULATIONS AND REQUIREMENTS

A. Regulations

9. Special Use of Facilities

The Board is responsible for the use of all facilities. Whether or not regulations have been promulgated in the Policies for specific use, such as by Clubs or special use such as fairs, **petitions, Bingo games**, and entertainment, the lack of an Association statement regarding use for a particular event does not waive the requirement for application to, and approval by the Board for such use. Approval shall not be unreasonably denied but is subject to the availability of space.

6.01 D. Schedule “A”

2. Exceptions – add the following

Organization	Rental	Set Up/Take Down Fee Required	Security Deposit Required for use of Kitchen
Shriners	Free	No	Yes
Lions Club	Free	No	Yes
Coalition for Mental Health and Aging	Free	No	Yes
Military Family Support Trust	Free	No	Yes

6.04 Fitness Center.

C. Health Regulations

4. Incontinent users must be appropriately attired with a protective garment.

6.05 Guests/Visitors

G. Bingo

CA Members playing Bingo must display their CA identification. Only CA Members may invite guests to play Bingo. Kings Point residents and Freedom Plaza residents with access privileges must display their Kings Point Identification or Freedom Plaza Access Card when playing Bingo. Kings Point and Freedom Plaza residents may not invite guests to play Bingo.

8.02 EMPLOYMENT PRACTICES

C. Drug Testing, Physical Examination and Background Check

Every applicant shall be required to pass a pre-employment physical and drug test before the final hiring decision is made. In addition, a ~~full background check including, but not limited to, credit and criminal reports may~~ **criminal background check will be made and the applicant may be subject to a credit check.** The medical exam, drug test, and background checks required as a condition of employment or continued employment will be furnished free to the applicant or employee.

ELECTIONS COMMITTEE HANDBOOK

V. DAY OF THE ELECTION

5.01 ELIGIBLE VOTERS

- A member with a valid Power Of Attorney may cast a ballot in an election for an incapacitated member in accordance with Policy I – Section 1.05 VOTING.