

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
MEMBERSHIP MEETING
WEDNESDAY, MARCH 20, 2013
7:00 P.M. – COMMUNITY HALL

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

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Barnes welcomed the membership and called the meeting to order at 7:00 p.m. The membership joined him in the Pledge of Allegiance. A quorum was established with 209 members present along with 744 Proxies.

II. APPROVAL OF MINUTES

The minutes of the January 2, 2013 Membership Meeting were distributed to the membership. There being no corrections or additions, the minutes were approved as presented.

President Barnes deviated from the agenda to honor Dr. Robert Wilson and his wife Janet in recognition of their accomplishments during their 26 years of residency in Sun City Center.
(See President's Report attached for his comments.)

President Barnes also thanked the Oldies but Goodies Dance Club for their generous donation for the new Community Hall stage curtains and indicated that a plaque has been mounted on the wall to acknowledge their generosity.

III. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through February 28, 2013. The Operating Fund had a net cash balance of \$2,555,731. Liens filed were \$124,285. One of the reasons the liens are so high is that a number of the homes are in foreclosure. Under Florida law, we can only collect two years' worth of dues once a bank takes possession. In the Capital Fund, there is a balance of \$1,641,217. Capital Fund Fees were received on 34 homes in February. In the Replacement Fund, there was a balance of \$1,994,563. The Renovation Fund had a balance of \$30,914.

Treasurer Rothfeld then introduced CPA Margaret McDeed from Dwight Darby & Company who recently completed an audit of the SCCCA financial statements for the year ending December 31, 2012. She stated that Dwight Darby has been servicing the CA for 12 years. The CA received an "unqualified opinion" which means that Dwight Darby had no issues with the audit. There were no disagreements with management on any accounting issues. The audit was performed in accordance with Generally Accepted Auditing Standards. They assured that all financial disclosures were included in the financial statement. She also reported that during the audit they received full

cooperation from Management and had full access to the books and records. No illegal acts or fraud were discovered. A copy of the completed audit is available to members in the SCC Library.

President Barnes stated a vote would be taken on the following agenda items which were published in the March issue of "The News of Sun City Center and a paper ballot (copy attached) was distributed to the members who had not voted by proxy.

- IV. Vote on Amendment to Bylaw III, Section 3 (e) and Section 6 (i)
- V. Vote on Amendment to Bylaw IV, Section 3
- VI. Vote on Amendment to Bylaw XII, Section 1
- VII. Vote on Amendment to Bylaw XII, Section 2

Five members spoke in opposition to the amendment to Bylaw XII, Section 2 regarding a fee for guests. One member thought it was a fair amount.

It was suggested that the Board should provide a public forum for the members to be heard at least two months in advance of any amendments to our Bylaws. The NEWS should provide public comments. So many people voted by proxy on these amendments without any discussion. *It was discussed at the February Board of Directors Meeting and published in the March issue of the NEWS.* A member expressed her opinion that anyone who did a proxy ballot knew what they were doing and didn't need any discussion.

The Election Committee then proceeded to collect the paper ballots. The final vote was:

Bylaw III, Sections 3 and 6	Yes 867	No 74
Bylaw IV, Section 3	Yes 801	No 140
Bylaw XII, Section 1	Yes 628	No 314
Bylaw XII, Section 2	Yes 544	No 396

Total votes cast: 744 Proxies and 209 at meeting. Certification of election is attached.

VIII. PRESIDENT'S REPORT

A copy of President Ed Barnes' report is attached.

IX. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz announced that Friday, March 22 would be Shredding Day from 9 a.m. to 12 Noon behind the CA building. On March 26th, a Mitigation Conference will be held in the Florida Room at 9 a.m. This is being sponsored by the Florida Division of Emergency Management. The purpose is to tell you the different ways to save on your homeowners insurance. The Florida Room (including restrooms), Armstrong Room and Heritage Room will be renovated beginning in July. She urged the members to attend the Board Meetings, Town Hall Meetings and Coffee and Conversations that will be held regarding the Master Plan. The members can always email the Board at sccboard@suncitycenter.org.

X. PRESENTATION ON PEBBLE BEACH BLVD. MEDIANS

Paul Wheat, Chair of the Pebble Beach Blvd. Medians Task Force, reviewed the problems facing us when Minto Communities reaches build-out and no longer maintains the medians on Pebble Beach

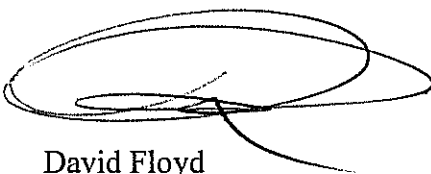
Blvd. When Minto leaves, unless an agreement can be made with the CA, they will be forced to turn the medians back to the County. Details are available in the Task Force's interim report which is available on the CA web site and in the Library.

XI. GENERAL DISCUSSION BY MEMBERS

- Melanie Higgins encouraged the use of Florida Friendly landscaping on the Medians.
- David Hoines asked if the Task Force was talking about all of Pebble Beach Blvd. *North Pebble Beach and South Pebble Beach up to Platinum Drive.*
- Jerry Wehrle made a suggestion to put up one building that would incorporate the CA office, visitor's center and multi-purpose room. He also asked if the Security Patrol had purchased their building and if so, would the CA offer them any money if they moved to a new building. *The Security Patrol paid to have the addition built but the building and land is owned by the CA.*
- Marty Mallak asked what the plans would be for the landscaping on North Pebble Beach – currently antiquated and lacking in quality. *If the CA does take over the medians, they would be updated.*
- Phyllis Hodges asked if Kings Point members would be required to wear their badges on CA property. *The Kings Point Federation Board has been asked to make announcements that they should wear their badges.*
- Don Lynch thought that parking would be a problem with one central building.
- Larry Troutman - Regarding the café, has there been a business plan put into place on the viability of its being self-sustaining or will we as CA members be subsidizing it. *Working on business plan at the moment.*
- Pat Laskowski asked the Board to take into consideration those members who are working full time who won't be able to get to the office to purchase guest passes.
- Jerry Wehrle asked if the Board planned to change color of the buildings with the blue roofs. *When the replacement schedule would call for it.*

XII. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8:31 p.m.



David Floyd
Corporate Secretary

DF: cd

President Ed Barnes' Report – Membership Meeting – March 20, 2013

I would like to acknowledge two members of the Community Association who have been long time residents and have been very active in the business end of the Community Association for many years. Bob and Janet Wilson – Bob was on the Board from 1988 to 1992 and served as President of the CA from 1989 to 1991. This was a time when there was a great deal of turmoil with the Developer and great deal of uncertainty with Hillsborough County. Many of the processes for zoning and land development were in turmoil – Bob and Janet were the leaders in implementing many of these processes in SCC. It was a time of change from many aspects.

Bob was instrumental in creating the Greater Sun City Center Forum which provides the opportunity for various community groups to become better acquainted with each other's problems, objectives and opportunities.

Janet has been very active in every aspect of the Community Association business and has been one of the foremost leaders in every major effort undertaken in SCC since she has been here. Janet served on the Board January 1996 to January 1999 and as Corporate Secretary in 1996 and Treasurer in 1997. Some of her many efforts include:

1. She was one of the primary dissenters and leader of the dissenters when the developer tried to build timeshares in SCC.
2. Was a major contributor in getting our age-overlay approved by the county
3. The bi-lateral membership agreement presently being used is the one she assisted legal counsel to develop and has not been substantially changed since.
4. Janet was one of the leaders in the effort to retain the South Bay Hospital – she helped organize the initial public hearing and contributed to this effort by traveling to Tallahassee and testifying before the Administrative Judge. Thanks to the efforts of Janet and others, the Administrative Judge agreed with our side.
5. In SCC we have covenants, conditions, restrictions and easements which form the basis for the Community Association. The documents were originally executed in 1984 and are good for 30years. For the past two years Janet has been fusing at me and the Board that we need to get these documents re-filed with the County. I am happy to report that we re-filed the documents last Friday and our governing documents are good until 2043. I hope that Janet can come back and harangue the CA President in 2042 to get him to re-new the documents once again.

Bob and Janet are moving to Illinois to be closer to relatives. Thank you for your service to the community.

Master Plan - As most of you know we held a Coffee and Conversation on March 5 regarding the Master Plan and the schedule for rolling out the Master Plan. The purpose of the Coffee and Conversation was to discuss the Master Plan in detail and to receive feedback from the members. We received a lot of good feedback and are continuing to solicit member comments on this plan by email to sccboard@suncitycenter.org or by letter. This plan is based on the Pay As You Go funding concept and resultant schedule over the period 2013 – 2024. The BOD approved the

Master Plan at the March 13 Board Meeting. Can this schedule be compressed? Yes it can and the Board will present some alternatives in this regard for you to consider in the future.

As we roll this plan out we will have membership votes on those projects which exceed the Bylaw guidelines for the BOD which is 15% of the Operating Budget. The first membership vote will be on the reconfiguration of the Central Campus Parking Area on May 21st in the Sandpiper Room and May 22nd in the Community Hall. We will hold a Town Hall Meeting here in the Community Hall on April 10th at 7 p.m. to discuss this project in detail. Please plan to attend this Town Hall Meeting.

There is a display board which shows this project and the overall Master Plan on the side of the room. This reconfiguration of the parking area is not just the re-designing and re-paving and expansion of the parking area but also involves the underground utilities and landscaping and lighting around the Atrium and the parking areas. We want to make the changes to the underground infrastructure while the parking lot is torn up and do it only once.

Tonight you will see a media presentation by the Pebble Beach Blvd. Maintenance Task Force. I think, you will find this presentation very interesting. Paul Wheat will then present an overview of their Interim report which was approved by the Board at the March 13th meeting along with the recommendations of the Task Force. The Task Force report is available on the CA web site and in the Library. I won't steal anymore of the Task Force's thunder but we as a community must decide what we want to do regarding the Pebble Beach medians on a go forward basis. Over the spring and fall the Task Force is planning a series of Town Hall Meetings and Coffee and Conversations to discuss in detail the methodology and options regarding this effort. In December, we will have to decide on the Task Force's recommendations.

This year we funded 23 Hardship cases to pay the membership dues of some of our less fortunate members. Hardship funds come strictly from donations by clubs, outside organizations and members. These funds are held in a specific account and are used only for Hardship cases. Thanks very much to all of you and your clubs for donations to the Hardship fund. These donations go to a very worthy cause.

FunFest this year was as great as it was the last 13 times. This was our 14th FunFest. We had more clubs and vendors this year than in the past. Each year it just seems to get bigger and better. My thanks to all of the clubs, businesses and members that made this such a success but in particular I want to thank Susan Muise, Chairman of the FunFest Committee, Director Mike Killian, the Board liaison, Director Jane Keegan, Lyn Reitz, Kelly Emerson, Claudia Henson as well as the following members of the FunFest Committee -, John and Linda Bowker, Bill and Phyllis Hodges, John and Sue Lea, Bob Powers, Judy Schings, Roxanne Seeley and Dave Birkett. Last but not least the CA Maintenance crew – great job by all.

Our next big event will be the July 4 holiday breakfast, planned and coordinated by Sam and Joanne Sudman, followed by the SCC Annual fireworks display that evening. As we did last year the Sandpiper Grill will have dinners for sale. This should be a super day.



SECRETARY'S CERTIFICATION AMENDMENTS TO BYLAWS

RESOLVED, the Membership at its Membership Meeting on March 20, 2013 voted by ballot and proxy to approve amendments to Bylaws III, IV, and XII (per attached).

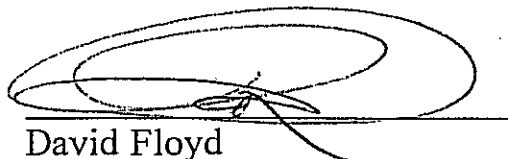
I, David Floyd, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the Corporate Seal of the Sun City Center Community Association, Inc., a corporation organized and existing under the laws of the State of Florida and that a quorum was established and a properly called vote was held on March 20, 2013 at 7:00 p.m. at Community Hall.

The results of the voting were:

Bylaw III, Sections 3 and 6	Yes	867
	No	74
Bylaw IV, Section 3	Yes	801
	No	140
Bylaw XII, Section 1	Yes	628
	No	314
Bylaw XII, Section 2	Yes	544
	No	396

A copy of the certified ballot results from the Elections Committee is attached.

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 26th day of March, 2013.



David Floyd
Corporate Secretary

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
OFFICIAL VOTE – BYLAW AMENDMENTS
MEMBERSHIP MEETING – MARCH 20, 2013, COMMUNITY HALL, 7:00 PM**

CURRENT

BYLAW III – OFFICERS

Section 3. The President, as Chief Executive Officer, shall:

Section 6. The Treasurer shall have the responsibility to:

BYLAW IV – COMMITTEES

Section 3. Committee chairpersons will be appointed by the Board.

BYLAW XII – USE OF ASSOCIATION FACILITIES

Section 1. Current membership or guest cards must be shown upon request for participation in any activity on Association property, except as provided by Sections 2 and 3 of this Bylaw.

Section 2. House guests of members in good standing may use Association facilities for a thirty (30) day period if accompanied by their host; to use Association facilities if not accompanied by their host, house guests will be required to have a guest card, which can be purchased at the Association office at fees established by the Board.

PROPOSED CHANGE

ADD: (e). Appoint Committee Chairpersons annually with the approval of the Board.

ADD: (i) Ensure that the Capital Fund Fees collected from resale homes in the Community Association are deposited into the Capital Fund. The Capital Fund is established to provide funds for construction projects and major campus renovations. The Capital Fund accounts are restricted from use for any other purpose.

Do you favor the above additions to amend Bylaw III?

YES NO

Section 3. Committee Chairpersons may be appointed annually by the President with Board approval or may be appointed by the Board.

Do you favor the above amendment to Bylaw IV, Section 3?

YES NO

Section 1. Current membership or guest cards must be displayed for participation in any activity on Association property. Membership or guest cards are not required for public events.

Do you favor replacing Section 1 of Bylaw XII as indicated above?

YES NO

Section 2. House guests and guests of members in good standing may use Association facilities but will be required to have a guest card, which can be purchased at the Association office at fees established by the Board.

Do you favor replacing Section 2 of Bylaw XII as indicated above?

YES NO



**BALLOT REPORT FORM
BYLAW VOTE ON MARCH 20, 2013**

Bylaw III – Officers, Sections 3 and 6

Voted Yes 867

Voted No 74

Bylaw IV – Committees, Section 3

Voted Yes 801

Voted No 140

Bylaw XII – Use of Association Facilities, Section 1

Voted Yes 628

Voted No 314

Bylaw XII – Use of Association Facilities, Section 2

Voted Yes 544

Voted No 396

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

Tommy Wardlow

Tommy Wardlow, Chairperson
Elections Committee

Barbara Gingrich

Barbara Gingrich, Vice Chairperson
Elections Committee

DATE: 3/20/13