

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Tuesday, July 24, 2012 – 9:00 a.m.
Rollins Theater**

DIRECTORS PRESENT

Ed Barnes, President
Chuck Collett, Vice President

Al Alderman
Howie Griffin
Martin Hurwitz

Jane Keegan
Ann Marie Leblanc

DIRECTORS ABSENT

David Floyd, Secretary
Sam Sudman

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
4 Members

I. CALL TO ORDER

President Barnes called the meeting to order at 9:00 a.m. A quorum was established with seven Board Members present.

II. NEW BUSINESS

The Special Meeting was called by President Barnes to consider the actions necessary to complete the land transfer involving the North Course.

Vice President Collett **MOVED** that a resolution with respect to the closing of the Land Contribution Agreement be approved and adopted by this Board. The resolution is as follows:

**RESOLUTION OF THE BOARD OF DIRECTORS
(Authorization to Close Land Contribution Transaction)**

BE IT RESOLVED by the Board of Directors of Sun City Center Community Association, Inc., a Florida not for profit corporation (the "**Association**"), as follows:

WHEREAS, the Board of Directors desires to authorize, empower and direct the President of the Association to do all such things necessary or desirable to close on the acquisition of certain real property from Clublink US Corporation, a Delaware corporation ("**Clublink**"), pursuant to the terms of that certain Land Contribution Agreement dated June 14, 2012, between Clublink and the Association, as amended (collectively, the "**Contribution Agreement**") (the real property to be conveyed to the Association pursuant to the Contribution Agreement is hereinafter referred to as the "**Property**").

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. Edmund L. Barnes, the President of the Association, is hereby authorized, empowered and directed to take any and all actions on behalf of the Association, that he, in his sole discretion, deems necessary, appropriate, or convenient to consummate or accomplish the acquisition of the Property and the other

transactions contemplated by the Contribution Agreement (the “**Contribution Transactions**”), including, but not limited to, the execution and delivery of a closing statement, a parking easement agreement, an amendment to the 1984 Agreement (as defined in the Contribution Agreement) and/or a waiver and release by the Association of certain of its rights under the 1984 Agreement, a waiver and release of any right of first refusal the Association may have with respect to the North Lakes Golf Course and the Sandpiper Golf Course, and any and all other agreements, amendments, documents, affidavits, certificates, and instruments which the President may deem necessary, advisable or convenient in connection with the consummation of the Contribution Transactions, all to be in such form and substance as deemed necessary, appropriate or convenient by the President.

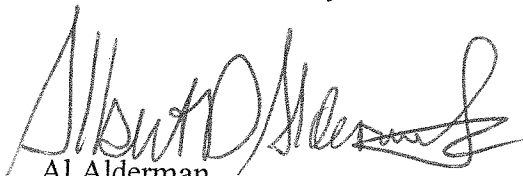
2. Any and all actions heretofore or hereafter taken by the President of the Association within the terms of the foregoing resolution be, and they hereby are, ratified and confirmed as the act and deed of the Association.

THIS RESOLUTION was adopted at a special meeting of the Board of Directors of Sun City Center Community Association, Inc., on July 24, 2012.

SECOND: Director Alderman. **VOTE:** 6 in favor. President Barnes abstained from voting. Motion carried.

III. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Hurwitz. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:05 a.m.



Al Alderman

Acting Corporate Secretary

AA:cd