

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 9, 2011, 9:00 AM
ROLLINS THEATER

DIRECTORS PRESENT

Ed Barnes, President	Al Alderman	Jane Keegan
Bob Black, Vice President	Chuck Collett	Ann Marie Leblanc
David Floyd, Corporate Secretary	Martin Hurwitz	Sam Sudman

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Dolores Whitfield, Acting Recording Secretary
12 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

October 12, 2011 Board Meeting - Chuck Collett brought to the attention of the Board that under Motion #6 – Approve contract for the Remodeling of the Outdoor Pool Restrooms, the amount was omitted. Motion amended to show the contract amount of \$114,772 to Rodda Construction was approved. Chuck Collett also brought to the attention of the Board that under Motion #9 that the wording in the first sentence should be changed to read “**a proposed bylaw change providing for**” an increase in the Transfer Fee from \$1200 to \$1500. Chuck Collett made a motion to make these changes to the minutes, Motion seconded and all approved. Minutes of October 12, 2011 Board meeting approved with the above mentioned changes.

III. SECRETARY’S REPORT

Acknowledgements – Secretary Floyd acknowledged the following contributions: Shuffleboard Club donated \$100.00 towards Operations. Sun City Center Duplicate Bridge Assn. donated \$1,500.00 to the Hardship Fund. The Stained Glass Club donated \$800.00 for Reimbursement of the Screen Patio at the Arts & Crafts Building. The Shellcrafters donated \$800.00 for Reimbursement of the Screen Patio at the Arts & Crafts Building. The China Painters donated \$800.00 for Reimbursement of the Screen Patio at the Arts & Crafts Building. The American Legion Post #246 donated a total of \$2,754.14 for Reimbursement of portions of the Military Ball.

IV. PRESIDENT’S REPORT

A copy of President Barnes’ report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through October 31, 2011. The Operating Fund has a net cash balance of \$909,782. In the Capital Fund, there is a balance of \$948,992. Transfer fees were received for 21 homes in October for a total year-to-date of 302 homes closed vs. budget of 150. In the Replacement Fund, there is a balance of \$1,474,168. The Renovation Fund has a balance of \$31,349.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reviewed her written report (attached)

VII. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS

Director Leblanc gave an update on the 50th Anniversary activities. The Women's Club had an Ice Cream Social. The Vintage Car Show, organized by Paul Courter, was a big hit and we had 59 cars. Trash or Treasures was also a very big success. Bouchard Galleries was kind enough to offer their services free of charge and one of the big finds was a painting valued at \$10,000, which they Bouchard Galleries took to sell. The Caloosa Golf Tournament was a sell-out, which was wonderful. We ended up with 27 couples for the renewal of Wedding Vows and everyone in attendance had a wonderful time. A special thanks to Nan Baytos and Maggie Pliska for organizing this.

IX. UNFINISHED BUSINESS (None)

X. NEW BUSINESS

1. Approval of Policy Amendments

Director Floyd **MOVED** that the Board approve the changes to Policies III, IV, and VI, Sections 6.02 Library, 6.04 Fitness Center, and 6.05 Guests/Visitors, B, C and D. **SECOND:** Chuck Collett. **VOTE:** 7 in favor 1 opposed by voice vote. Motion carried.

2. Approval of Civil Engineer Hardeman Kempton Associates

Director Alderman **MOVED** that the Board approve the Contract to hire the Civil Engineer firm of Hardeman Kempton Associates in the amount of \$28,500 to be expensed from the Capitol Fund account 6415-0002. Chuck Collett made a motion to amend the language under paragraph entitled Use and Ownership of Work Product to read: **the client may use the work product generated herein for any purpose it deems necessary and appropriate with respect to its property.** Amendment to the original motion **SECOND:** Martin Hurwitz. **VOTE:** Unanimous in favor by voice vote. Motion carried. **MOVE** to approve the original contract as amended. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3. Approval of Amending the Proposed Bylaw Change

Director Floyd **MOVED** to approve the proposed Bylaw change to change wording of Transfer Fee to Capital Improvement Fee in Bylaw 5. Sections 9, 10, and 11. **SECOND:** Chuck Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

XI. GOOD & WELFARE

XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Hurwitz.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:50 a.m.

AUDIENCE PARTICIPATION

David Floyd
Corporate Secretary
DF: dw
(4 attachments)