

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, July 13, 2011, 9:00 AM
Rollins Theater**

DIRECTORS PRESENT

Ed Barnes, President
David Floyd, Corporate Secretary

Al Alderman
Chuck Collett
Martin Hurwitz

Jane Keegan
Ann Marie Leblanc
Sam Sudman

DIRECTORS ABSENT

Bob Black, Vice President

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
7 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 8 Members present.

II. APPROVAL OF MINUTES

June 8, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held Wednesday, June 8, 2011 were approved as printed and presented.

June 15, 2011 Special Board Meeting -- There being no corrections, the minutes of the Special Board Meeting held on Wednesday, June 15, 2011 were approved as printed and presented.

III. SECRETARY'S REPORT

Acknowledgements -- Secretary Floyd acknowledged the following contributions on behalf of the Board: Shuffleboard Club - \$100 and Low Impact Aerobics - \$50 to offset 2011 FunFest expenses. Publix donated \$750 to the SCC Library and the Monday Movies donated \$600 toward licensing fees. The Sun City Center Fund Squad dissolved as a club and donated the balance of their club's assets totaling \$1,669.24 to the Capital Fund.

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld first commented that when the budget is being prepared for next year, they are going to have to take operating costs for future building into consideration.

Treasurer Rothfeld then reported on financials through June 30, 2011. The Operating Fund has a net cash balance of \$1,616,120. In the Capital Fund, there is a balance of \$881,646. Transfer fees were received for 38 homes in June for a total year-to-date of 205 homes closed vs. budget of 90. In the Replacement Fund, there is a balance of \$1,682,916. The Renovation Fund has a balance of \$31,158.

VI. COMMUNITY MANAGER'S REPORT

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

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

50th Anniversary

Director Leblanc reported on the successful events held on July 4th. At the pancake breakfast they served 1,006 people and she thanked all the volunteers who did such an outstanding job that morning.

The fireworks that evening put together by Garden State Fireworks were excellent. Funds for the fireworks came entirely from the 50th Anniversary Committee, mostly the Proud Sponsors. No CA dues were used for this event. She thanked ClubLink for the use of the North Course driving range for the fireworks which was a perfect location (thanks to John Luper). People were able to enjoy them from all over Sun City Center.

The fireworks were such a success, many people want to have them yearly. Since we wouldn't be able to use CA funds, a committee is being set up to determine how funds could be collected.

The next event will be the free Ice Cream Social to be held at Community Hall on August 19th from 2 to 4 p.m.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

- 1) Approve replacement of televisions, projection screen and components at Community Hall
Director Alderman **MOVED** that the Board approve a contract with Media Mixx, Inc. in the amount of \$10,714.13 for the installation of new televisions, automatic projection screen and all necessary hardware at Community Hall. This will be expensed from Replacement Reserve Account #76600-0004. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote of Directors.

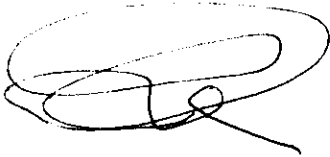
- 2) Approve SCC Men's Card Club #2 as an affiliated CA club
Director Alderman **MOVED** that the Board approve the Sun City Center Men's Card Club #2 as an affiliated CA club. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote of Directors.

XI. GOOD & WELFARE

Director Collett followed up on President Barnes' comments regarding liens and foreclosures. There are horror stories in the news about community and homeowner associations who have failed to take action on delinquent dues. They end up not being able to collect because once other processes begin and they don't have a lien on file, their right to pursue action is terminated. What we are doing is the right thing for the benefit of all our members in aggressively protecting our right to these dues which, if we don't collect them, impacts everyone else.

XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Hurwitz.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:22 a.m.



AUDIENCE PARTICIPATION

David Floyd
Corporate Secretary
DF:cd
(2 attachments)

President Ed Barnes' Report – Board of Directors Meeting - July 13, 2011

Last month I talked about the redistricting of Hillsborough County based on the 2010 census. On June 15, your Board of Directors passed a resolution which was sent to the Hillsborough County Commissioners supporting Sun City Center remaining in District 4. On June 20, the BOCC adopted a redistricting plan which left us in District 4. We have a map of the new District 4 in the CA office if you would like to see it. Redistricting is done once every 10 years in conjunction with the national Census so it looks like we will be in District 4 for the immediate future.

As I reported in the past the BOD is working on a long range plan for the amenities of Sun City Center. We have developed a preliminary plan that has more questions than answers but will serve as the baseline for more work by the BOD as we go thru the summer. The plan is very preliminary and as such that I cannot give you any details as to its contents at the present time. Suffice it to say that the plan we are working on, will set the future of Sun City Center for the next 8 – 10 years. Our intent is to hold Town Hall meetings in September and October to explain this long range plan, as well, as some options on how we can go about executing this plan. It is my intention that the membership vote on this plan in the December elections.

Our 50th Anniversary is off to a great start with two very significant events – the May parade and July 4 celebration. Ann Marie LeBlanc is doing a great job at setting up and carrying out all of these events. My hat is off to Ann Marie for the terrific job she is doing. Thanks for doing such a bang up job. The only question is what she is going to do for our 51st Anniversary Celebration!!! I have heard many people indicate that they would like to have a July 4th fireworks display again next year. I support this but I have to warn you we would need to pay for that event from donations. So the questions are: would you like to have another fireworks display and are you willing to donate to such an effort?

The Community Manager and the staff are very diligent about ensuring that we get the most bang for the buck out of your dues. They do what is necessary to maintain the property to very high standards but not outlandish standards. There are no unnecessary expenditures of funds. Despite all of the bad economic news you hear concerning low interest rates, high unemployment and low real estate values, prices of things are going up. I am sure you have noticed that the price of a gallon of gas is substantially higher than it was last year and the price of utilities is not going down. We are doing very well at ensuring the members are getting a good deal with the amenities but, we seem to be facing a losing battle with regard to prices. You can rest assured that the Treasurer closely scrutinizes every expenditure to ensure that it is necessary. We are starting the budget process for next year and will be presenting the budget and associated dues to the membership in the fall. I don't know what will happen with the dues next year but would not expect that we can hold them constant like we have for the past two years.

In April, I told you we would start the lien process for those who have not paid their 2011 membership dues. Liens have been filed against 101 homes. Those liens cloud the title to these houses and the house cannot be sold until the lien is satisfied. I know this is a tough stance but everyone who has delinquent dues, signed a membership agreement which is recorded with the county – the membership agreement essentially says, you agree to be a member of the CA and pay the dues. I have started the process of pursuing foreclosures based on delinquent membership dues. The first foreclosure action we initiated resulted in the member agreeing to a payment plan without going to court. We are now in the process of working down the list starting with those that owe the most. We also have 9 properties that are owned by banks or financial institutions – we are pursuing similar actions with them and have been paid in full by 4 of the banks with one payment in process. I know this is an unpleasant subject but we offer members many options like payment plans and hardship funds before pursuing this aggressive action. I think it is our obligation to do whatever we need to do collect past due membership dues.

Sun City Center Community Association Board of Directors Meeting

July 13, 2011 from Lyn Reitz, Community Manager

2012 Budget --- I am working on the 2012 Budget at this time. The Budget Committee will be meeting soon to discuss the preliminary budget before it goes to the Board for review.

Sherriff's Resource Office --- Everything has been moved in and we are awaiting the Sherriff's IT people to move their designated computer and phone line. Hopefully when Deputy Girard returns from vacation it will be completed. We are looking at mid August for the Deputy and Resource Officer to be working out of the office.

July 4th Celebration --- I would like to thank the entire maintenance and janitorial staff for the fine job they did setting up and cleaning up during all of the events of the day. I would also like to thank the membership that attended for staying outside of the safety tape as we had no incidents that evening and everything went smoothly. A special thanks to CERT, Security Patrol and our Sherriff's Deputies on duty for all of their hard work in securing the safety areas and directing traffic before, during and after the fireworks show. It was another fine 50th Anniversary event.

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 June 30th, total residents were 10,345 and total membership dues were 12,330. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

ADDENDUM - MINUTES – July 13, 2011

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

NAME

SUBJECT

Marilyn Balkany

What will happen to the old televisions at Community Hall. *(They will be listed on Craig's List for about \$50 each to try and put a little bit money back into the replacement fund.)*

Are they not working or are we looking at new technology? *(They are in working order but are not compatible with the new sound system.)*

John Bowker

What is the status of the new roof at the CA building? *(The contractor has been backed up on other jobs because of rain and didn't want to start our roof until he could do it all at once. Expect this should be done within the next two weeks.)*