

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**MEMBERSHIP MEETING**  
**WEDNESDAY, MARCH 19, 2014**  
**7:00 P.M. – COMMUNITY HALL**

**APPROVED**

**DIRECTORS PRESENT**

Jane Keegan, President  
Sam Sudman, Vice President  
Neil Rothfeld, Treasurer

Al Alderman  
Chuck Collett  
Howie Griffin

Mike Killian  
Helen Lewis

**DIRECTORS ABSENT**

David Floyd, Secretary

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

President Keegan 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 243 members present along with 410 Proxies.

**II. APPROVAL OF MINUTES**

The minutes of the March 20, 2013 Membership Meeting were distributed to the membership. There being no corrections or additions, the minutes were approved as presented.

**III. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through February 28, 2014. The Operating Fund had a net cash balance of \$3.3 million, but \$467,833 collected in dues will be transferred to the Replacement Fund at the end of the month. Liens were \$123,314 due to the large number of foreclosures. Banks take a while to foreclose and dues keep adding up. Under Florida Statute, we are limited to one year of past dues. So, some of this amount will have to be written off. If someone wants to sell their house and have a lien on their property from non-payment of dues, they will have to pay the full amount of the lien in order to have a clear title.

In the Replacement Fund, there is currently a balance of \$1,406,055 and as stated before, we will be adding \$467,833 for a total of \$1,873,888 by the end of March. In the Capital Fund there is a balance of \$2,067,604. The Renovation Fund, which is funded strictly by donations, is \$31,352. The Renovation Fund is funded strictly by donations.

Treasurer Rothfeld then introduced CPA Lorri Ridder from Carr, Riggs & Ingram who recently completed an audit of the SCCCA financial statements for the year ending December 31, 2013. She stated that CRI is the 23<sup>rd</sup> largest accounting firm in the US and third largest in the South. One of their specialties is working with non-profits.

She also reported that it is the CA's management responsibility to keep financial statements and properly account for everything they are supposed to. Their job is to develop procedures and make sure they are properly presented. The good news is that you have an "unqualified opinion" which means there are no issues with the audit. She commented that we have a great financial team.

A copy of the completed audit is available to members in the SCC Library.

#### IV. VOTE ON AMENDMENT TO BYLAW VII, SECTION 1 (e)

A vote was taken on an amendment to Bylaw VII, Section 1 (e). as follows:

(e) A membership meeting shall be scheduled for the second Wednesday of November as a "Meet the Candidates Night". **ADD: If the candidates are unopposed, this requirement may be waived by the Board.**

A total of 410 voted by Proxy and 243 voted in person. (President Keegan announced the results later in the meeting: 583 were in favor and 70 opposed. Certification of the Election is attached.)

#### V. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz announced that we are getting ready for construction on the central campus. You'll know when the parking lot is being shut down when you see the fences going up. We received permission from the County, thanks to Vice President Sudman, to allow parking on Cherry Hills Drive during construction. Shredding Day is Monday, the 24<sup>th</sup> from 9 am to Noon. The entrance and exit to the Atrium and facilities during construction will be the doors closest to the courtyard. To enter the Fitness Center, you will need to use the back double doors. You may also enter through the walking pool door. She also reported on a case of vandalism at the dog park.

#### VI. PRESIDENT'S REPORT

A copy of President Jane Keegan's report is attached.

#### VII. GENERAL DISCUSSION BY MEMBERS

Frances Myers asked when the Board was going to do something about boats, motorcycles, trailers, etc. parked in driveways. *It is up to the individual homeowner associations.*

Jerry Worley asked where the people taking trips will be able to park once the parking lot is closed down on the Central Campus. *They will be allowed to park at Community Hall.*

Mr. Worley also questioned why the metal roofs are being painted brown and what was the cost. *To go along with the theme of revitalizing the property. When the new buildings are done, the roofs will be brown. The paint is a sealant which actually extends the life of the roof and no current warranty is void. The cost was approximately \$65,000 and it came from the Replacement Fund.*

David Maynard, a member of the Archery Club, mentioned that their booth for FunFest was right along the sidewalk on Cherry Hills Drive and when talking to prospective members, handicapped people with walkers and wheelchairs couldn't get by. He suggested that next year, the booths be moved back at least 3 feet from the sidewalk. *Good point – it will be addressed.*

Jerry Worley asked if it was illegal to park a vehicle on the sidewalk and if so, why aren't they ticketed. *Deputy Castillo responded that it is illegal and he has placed warning signs on the cars when time allows from his regular duties. It is best to try to get your wheels in the concrete dip in front of the sidewalk.*

Al Demarest asked that the Board re-affirm their steadfastness on a pay as you go philosophy for future construction. Keep us a debt free community.

Gerald Collings – Would like to see pay as you go continue and not finance anything.

Peretz Miller, President of the Chess & Checkers Club, stated he would not comply with the CA's policy requiring all clubs to submit a list of their club members. He will not do so and will move the club if the Board doesn't change their policy.

Bill Killmain encouraged the Board to find other ways to finance future construction without tying up the dues.

Sam Farney asked why we would change a process of pay as you go which is working very well.

Vernon Bartz thanked the board for all the hard work they do.

Tom Mitchell made an emotional plea for a new theater.

Gert Affayroux commented on the need for a new theater. Suggested starting a fund like we did for the Fireworks.

Bill Kilmain asked for open discussion with people with open minds.

#### I. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8:53 p.m.



Sam Sudman  
Vice President

/cd

President Jane Keegan's Report – Membership Meeting –March 19, 2014

At this time there are no projects being proposed for construction other than those that have already been approved by the Board or our members. The Board will be asking our experts to study the cost of construction of a new theater. Once that information is obtained, the Long Range Planning Implementation Committee will review the facts and make a report to the Board. Because we already know that most of the money in the Capital Improvement Fund will be spent on our current projects, the Committee will explore the options and advantages or disadvantages of using financing to building in the near future versus waiting for enough funds to be accumulated on a pay as you go basis.

So, simply put, tonight there is nothing to discuss on this issue because there is no issue before us. Obviously you have every right to discuss any subject you choose. But, perhaps for now, you will allow us the opportunity to get all the facts, present them to you, and then we can have a more meaningful discussion.

The Community Association will be providing access to all facilities during the construction of the new parking lots and the new buildings. We are going to do our best to keep the facilities open and available to all members, but please be patient during this time of construction. There will be access to the Atrium by pulling into the circle drive in front of Old Town Hall to drop off passengers. Also, there will be handicapped parking spots in front of and behind the CA offices. Hillsborough County is also changing the parking signs along Cherry Hills during construction. Signage will be changed in order to allow car parking along the street facing traffic.

FunFest was a great success this past Saturday. Congratulations to each of the clubs and their volunteers who made this day such a grand success. We want to acknowledge the YES boys who came on campus to set up tables, chairs, canopies, and then returned again to dismantle everything. Also, a very special thank you to Susan Muise who served as chair of this great event. And more great news—Susan has volunteered to do FunFest 2015!

We are a community of over 10,400 people. We must all share the facilities and enjoy the activities with which we have chosen to be involved. Having said that, I must remind everyone that we must respect those with whom we are involved. Verbal abuse will not be tolerated. Physical abuse will not be tolerated. Disregard for these CA policies could result in the loss of one's right to use our facilities.

Within the next few days, you will be receiving a mailing from the Community Association regarding your governing documents—the documents we use to run the association. Your documents are meeting their 30 year expiration date and need to be renewed. This does not require a membership vote. This is just a legal formality.

Our current plan is to break ground for our new facilities in April providing contracts are signed and building permits are received. We are continuing on with our plan for 'pay as you go'. We are NOT considering any other projects or any other financing at this time.



COMMUNITY  
ASSOCIATION, INC.

1009 N. PEBBLE BEACH BLVD. • SUN CITY CENTER, FLORIDA 33573  
(813) 633-3500 • FAX (813) 634-3486

## SECRETARY'S CERTIFICATION

### BYLAW VII CHANGE

### SUN CITY CENTER COMMUNITY ASSOCIATION, INC.

The membership at the March 19, 2014 Membership Meeting voted by a ballot vote on the change to BYLAW VII – ELECTION OF DIRECTORS AND OFFICERS, Section 1. Selection of Candidates. Do you approve the paragraph (e) of Section 1 to read? A membership meeting shall be scheduled for the second Wednesday in November as a “Candidates Night”. If the candidates are unopposed, this requirement may be waived by the Board.

This notice and proposed change was printed in the March 2014 edition of “The News of Sun Center”.

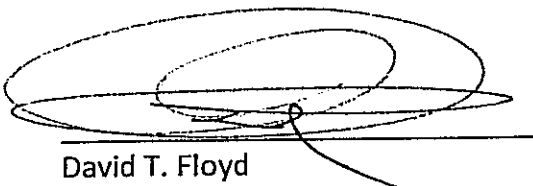
I, David T. Floyd, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the Corporate Seal of the Sun City Center Community Association, Inc., a corporation organized and existing under the laws of the State of Florida and that a duly held ballot vote was held at the Membership Meeting on March 19, 2014.

The results of the voting were:

For	583
Against	70

The change to BYLAW VII, Section 1, paragraph (e) was approved.

**IN WITNESS WHEREOF**, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 20<sup>th</sup> day of March, 2014.



David T. Floyd  
Corporate Secretary



BALLOT REPORT FORM  
MEMBERSHIP VOTE ON MARCH 19, 2014

BYLAW VII – ELECTION OF DIRECTORS AND OFFICERS

Do you favor modification to amend Bylaw VII as follows:

Section 1. Selection of Candidates

(e) A membership meeting shall be scheduled for the second Wednesday of November as a “Meet the Candidates Night”. If the candidates are unopposed, this requirement may be waived by the Board.

VOTED YES 583

VOTED NO 70

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

Shelba M. Fields

Shelba Fields, Chairperson  
Elections Committee

Barbara Rein

Barbara Rein, Vice Chairperson  
Elections Committee

DATE: March 19, 2014

SUN CITY CENTER COMMUNITY ASSOCIATION, INC.  
OFFICIAL VOTE – BYLAW AMENDMENT  
MEMBERSHIP MEETING – MARCH 19, 2014, COMMUNITY HALL, 7:00 PM

CURRENT

BYLAW VII – ELECTION OF DIRECTORS AND OFFICERS

Section 1. Selection of Candidates

(e) A membership meeting shall be scheduled for the second Wednesday of November as a “Meet the Candidates Night”.

PROPOSED CHANGE

BYLAW VII – ELECTION OF DIRECTORS AND OFFICERS

Section 1. Selection of Candidates

(e) A membership meeting shall be scheduled for the second Wednesday of November as a “Meet the Candidates Night”. **If the candidates are unopposed, this requirement may be waived by the Board.**

Do you favor the above modification to amend Bylaw VII?

YES

NO