

**APPROVED**

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 14, 2012  
ROLLINS THEATER**

**DIRECTORS PRESENT**

Ed Barnes, President  
Chuck Collett, Vice President  
David Floyd, Secretary

Howie Griffin  
Martin Hurwitz  
Jane Keegan

Ann Marie Leblanc  
Sam Sudman

**DIRECTORS ABSENT**

Al Alderman

**OTHERS PRESENT**

Neil Rothfeld, Treasurer  
Lyn Reitz, Community Manager  
Dolores Whitfield, Acting Recording Secretary  
25 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 THE MINUTES**

February 8, 2012 – The minutes of the February 8, 2012 Board Meeting was published and passed out. There were no objections or corrections and the minutes were approved.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Floyd reported that the CA had received \$5,000 from the Estate of Paul Czapar which will be applied to the Capital Fund.

Certification of Vote – Secretary Floyd reported on the Secretary's Certification of the referendum vote held on February 13 and 14, 2012 (attached).

**IV. PRESIDENT'S REPORT**

A copy of President Barnes' report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported that our auditors, Dwight Darby & Company, completed their review of our financial statements and the following figures have been certified as of

December 31, 2012. The Operating Fund had a net cash balance of \$365,036. In the Capital Fund, there was a net balance of \$1,011,632. In the Replacement Fund, there was a net balance of \$1,405,277. The Renovation Fund had a net balance of \$31,446. He also reported that as of February 29<sup>th</sup>, we had received capital fund fees for 51 homes versus a budget of 40.

## VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

## VII. STANDING COMMITTEE REPORTS (None)

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS

### 50<sup>TH</sup> ANNIVERSARY

Director Leblanc announced the 60's Gala/Grand Finale to be held on Friday, April 20<sup>th</sup> at Community Hall. Tickets are still available for the 50<sup>th</sup> Anniversary Auction to be held at Club Renaissance on March 26<sup>th</sup>.

### FUNFEST

Director Keegan reported on the upcoming events for FunFest being held this weekend.

## IX. UNFINISHED BUSINESS

## X. NEW BUSINESS

- 1) Approve a contract with William Clare Entertainment for a Sunday Afternoon Series Show for the 2012/2013 season

Director Griffin **MOVED** that the Board approve a contract with William Clare Entertainment in the amount of \$6,800 for a Sunday Afternoon Series Show – Artist 1 – Earl Turner; Artist 2 – Michele James-Pruyn on Sunday, February 17, 2013. This will be expensed from Operations Account #41321 – Entertainment. **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 2) Approve a contract with William Clare Entertainment for a Friday Evening Series Show for the 2012/2013 season

Director Griffin **MOVED** that the Board approve a contract with William Clare Entertainment in the amount of 5,750 for a Friday Evening Series Show – Fabulous Hubcaps – on Friday, January 18, 2013. This will be expensed from Operations Account #41321 – Entertainment. **SECOND:** Director Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 3) Approve a contract with William Clare Entertainment for a Friday Evening Series Show for the 2012/2013 season

Director Griffin **MOVED** that the Board approve a contract with William Clare Entertainment in the amount of 5,750 for a Friday Evening Series Show – Fabulous Hubcaps – on Friday, January 18, 2013. This will be expensed from Operations Account #41321 – Entertainment. **SECOND:** Director Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4) Approve Hardship Waivers

Director Keegan **MOVED** that the Board approve granting hardship waivers for 2012 dues for 8 members (Case numbers: 1353, 2413, 4521, 3845, 3824, 3731 and 2599 (2 people) that are recommended for hardship by the Hardship Panel. The total of \$2,104 representing the waived dues will be taken from the Hardship Fund Account #36004.

**SECOND:** Director Hurwitz. **VOTE:** Unanimous in favor by voice vote. Motion carried. Director Keegan reported that there 18 hardship cases in 2008, 27 in 2009, 45 in 2010 and 26 in 2011.

5) Petition Filed

Secretary Floyd stated that a petition had been received after the posting of the agenda and asked that it be added under New Business. There being no objection, Secretary Floyd **MOVED** that a certified letter be sent by the Corporate Secretary to the petition filer on behalf of the Board of Directors rejecting the submitted petition due to deficiencies. **SECOND:** Director Sudman. Vice President Collett stated that the letter will have a very detailed list of the things that the Elections Committee found wrong and will also include a copy of the policy manual on petitions. **VOTE:** Unanimous in favor by voice vote. Motion carried.

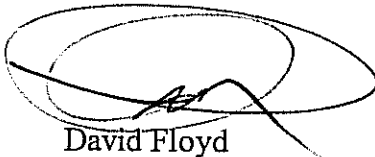
**XI. GOOD & WELFARE**

Director Leblanc reported that Minto Communities has agreed to be the Sponsor of the Golf Cart Parade on December 8<sup>th</sup>. There will be cash prizes awarded. Minto will also hold a Winter Festival that afternoon with a band and food. There will be July 4<sup>th</sup> Fireworks again this year. Minto has committed to giving us \$10,000 for this event.

**XII. ADJOURNMENT**

Secretary Floyd **MOVED** the meeting be adjourned. **SECOND:** Director Keegan. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:31 a.m.

**AUDIENCE PARTICIPATION**



David Floyd  
Corporate Secretary  
DF:dw  
Attachments (3)



## SECRETARY'S CERTIFICATION

**RESOLVED**, the Membership on February 13, 2012 and February 14, 2012 voted by a ballot vote on the question: Do you approve the conceptual plan to update and expand the facilities at the Central Campus location as described in the February 2012 edition of "The News of Sun City Center": do you approve the Sun City Center Community Association Board of Directors expending \$3,000,000 to implement the plan and do you approve the Sun City Center Community Association Corporation to arrange financing of up to \$2,400,000 to support this expenditure?

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 duly held ballot vote was held on February 13, 2012 and February 14, 2012.

The results of the voting were:

For	1,917
Against	2,480

A copy of the "Official Ballot" is attached as well as the certified ballot results.

**IN WITNESS WHEREOF**, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 15<sup>th</sup> day of February, 2012.



\_\_\_\_\_  
David Floyd  
Corporate Secretary

**BALLOT REPORT FORM**  
**VOTE ON FEBRUARY 13<sup>TH</sup> AND 14<sup>TH</sup>, 2012**

**DO YOU APPROVE THE CONCEPTUAL PLAN TO UPDATE AND EXPAND THE FACILITIES AT THE CENTRAL CAMPUS LOCATION; DO YOU APPROVE THE SUN CITY CENTER COMMUNITY ASSOCIATION BOARD OF DIRECTORS EXPENDING \$3,000,000 TO IMPLEMENT THE PLAN AND DO YOU APPROVE THE SUN CITY CENTER COMMUNITY ASSOCIATION CORPORATION TO ARRANGE THE FINANCING OF UP TO \$2,400,000 TO SUPPORT THIS EXPENDITURE?**

VOTED YES 1917VOTED NO 2480

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

Chairperson  
Elections Committee

Vice Chairperson  
Elections Committee

DATE: 2/14/12

Since last month's vote on the long range plan, I have talked with many people and reviewed emails and letters on this subject over the last 3 weeks. It seems very clear to me that many people are in favor of some form of modernization for our campus but are not in favor of using financing to make those changes. So where do we go from here? We need to move forward and develop a plan that takes into consideration building projects which can be completed one at time on a pay as we go basis. In addition, the membership needs to be more deeply involved in developing the details of what these individual projects should look like and setting the priorities for those projects. Basic to this approach is soliciting and incorporating the membership involvement. We have asked for volunteers from the membership who would like to help with this effort and so far have a list of over 20 volunteers. We have some very talented members in this community and I am hoping we can take advantage of those talents. We are exploring different options for gathering input from the membership. The resultant approach will be forthcoming shortly. Our goal is to use an objective approach to ensure that we obtain the broadest unbiased information possible.

Another aspect of this effort is to develop the specific elements of the plan are to be – what is included in the short term, midterm and long term and develop a critical time line to get things done as soon as possible with the funds we have available. The goal is a plan which projects a vision of what our facilities should look like in the future.

While the Capital Fund Fee provides us a primary funding stream for getting any improvements implemented there are other income sources we should investigate. We have talked about a fund raising group to solicit funds and contributions from local area businesses and from individuals. We have several volunteers for this committee and hopefully once the 50<sup>th</sup> Anniversary celebration is completed we can start focusing on this effort.

I expect to get this overall effort organized and to the membership within the next few weeks. So if there are additional people who would like to help with this effort, please let us know by email or by letter.

As we go thru this planning process I would expect there would be several town hall type meetings to discuss the issues, the options and get membership consensus on what we should do and when. This approach is similar to that used to build the overall Community Plan. I would expect there might be several polls or surveys to be conducted to ensure we achieve membership buy-in of these projects and the priority of the projects. Our purpose is very clearly to get membership consensus on all aspects of this plan including timing and financing. This overall process will take a little longer but will involve the talented people of SCC.

New Subject: The management contract we have with Continental expires December 31 of this year. Over the course of the next few months we plan to re-compete that contract. As you may recall, this is the contract that provides us with the Community Manager and our Accountant and management expertise to ensure that we comply with all of the Federal and State Statutes. Continental provides us with excellent personnel; however; we want to ensure that we are getting the best value for our money. I want to have this effort completed before the end of July so we can incorporate the cost of the new contract into the budget for next year. This effort is being led by Vice President Chuck Collett with assistance from Director Martin Hurwitz, Treasurer Neil Rothfeld, and three members – Jerry Mahoney, Bob Shangraw and Ron Pelton.

As you know this is FunFest Week so you will see lots of activity on the campus as the maintenance staff prepares for this event. I do want to remind you that parking will be limited. We have once again obtained permission from ClubLink to park golf carts on the North Course. I recommend you drive your golf cart or use the bus service from the Community Hall as parking will be very limited in this area. Now let's just hope for good weather – when I checked my computer this morning it said Partly Cloudy with temperatures from 61 to 81. It should be a good time for all with plenty of food and entertainment.

# **Sun City Center Community Association Board of Directors Meeting**

**March 14, 2012 from Lyn Reitz, Community Manager**

**Shredding Day** --- Don't forget shredding day for March 28<sup>th</sup>, 9am to Noon in the same location as previous years, behind the CA/Security Patrol Offices. The CA covers the expense of this as a benefit to its members for proper and safe disposal of documents.

**FunFest** --- Don't forget Funfest is this Saturday, March 17<sup>th</sup>. Hope to see everyone there and if you have any questions please feel free to contact Sandi Cassel in the CA Office.

**Outdoor Pool Renovation** --- The project has been completed and is being enjoyed by all.

**Outdoor Restroom Renovation** --- The project has been completed and is being enjoyed by all.

**Resident Count** --- As of February 29th, total residents were 10,297 and total membership dues were 11,005. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.



**ADDENDUM – MINUTES – MARCH 14, 2012**

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

<b>NAME</b>	<b>SUBJECT</b>
Jerry Werle	In favor of acquiring land but asked the Board to go slowly before making final decisions on its use.
Mike Killian	Raised questions on the Letter of Intent.
Ed Jacobs	Questioned Board's authority to made changes to the 1984 Agreement.
Kim Droege	She couldn't find the Letter of Intent on our Web Site. Also suggested it be in the NEWS.
Scott Cooper	Concerned about trading valuable rights for a parking lot.
Dave Maynard	Suggested leasing the North Lakes Club House building. Inquired about space for the Archery Club.
Art Droege	Questioned guests from ClubLink using our facilities.
Kim Droege	Questioned what facilities will ClubLink guests be able to use.
Wendell Spencer	Commented on dark shower stalls and step down in the Pool bathrooms.
Lyn Mooney	Suggested putting the 1984 Agreement on our Web Site.
Wendell Spencer	Suggested the CA consider purchasing the houses across from the CA offices for future building.