

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, AUGUST 8, 2012  
ROLLINS THEATER**

**DIRECTORS PRESENT**

Ed Barnes, President  
David Floyd, Secretary

Al Alderman  
Howie Griffin  
Martin Hurwitz

Jane Keegan  
Ann Marie Leblanc  
Sam Sudman

**DIRECTORS ABSENT**

Chuck Collett, Vice President

**OTHERS PRESENT**

Neil Rothfeld, Treasurer  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
13 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**

July 11, 2012 – There being no objections or corrections, the minutes of the Board Meeting held on July 11, 2012 were approved as presented.

July 24, 2012 – There being no objections or corrections, the minutes of the Special Board Meeting held on July 24, 2012 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Floyd reported that the CA had received \$212 from Monday Movies to offset license fees.

**IV. PRESIDENT'S REPORT**

A copy of President Barnes' report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through July 31, 2012. The Operating Fund has a net cash balance of \$1,459,721. Liens filed were \$101,988 vs. \$116,108 in June. In the Capital Fund, there is a balance of \$1,329,430. In the Replacement Fund, there is a balance of \$1,777,910. The Renovation Fund has a balance of \$31,413. He also stated that Capital Fund Fees were received in July for 21 homes. Total year-to-date of 228 homes closed through July. Treasurer Rothfeld noted that within seven months, we have almost reached the budget of 240 homes for the year.

**VI. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

- VII. STANDING COMMITTEE REPORTS (None)
- VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)
- IX. UNFINISHED BUSINESS
- X. NEW BUSINESS

1. Approval of Proclamation for Men's Club Day

In recognition of the 50<sup>th</sup> Anniversary of the Sun City Center Men's Club, Director Keegan **MOVED** that the Board approve a resolution, as presented (attached), proclaiming October 25, 2012 as Sun City Center Men's Club Day. **SECOND:** Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried

- XI. GOOD & WELFARE (None)
- XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:12 a.m.

**AUDIENCE PARTICIPATION**



David Floyd  
Corporate Secretary  
DF:cd  
Attachments (3)

President Ed Barnes' Report – Board of Directors Meeting - August 8, 2012

Welcome ladies and gentlemen to the August meeting of your BOD.

We are about to complete the final negotiations with ClubLink and Minto over the transfer of the 5 acres of the North Lakes Golf Course to the CA. I think we have resolved the last hurdle in the negotiation process and I would hope to reach the final closing by August 15. The last hurdle has been complex in that Minto wanted an exit strategy for the maintenance of the medians on both North and South Pebble Beach Blvd. The Pebble Beach medians have been maintained by the developer since 1971. However, some day Minto will reach the point of building the last new house they are going to build in SCC. At that time they will pack up their tool bags and leave town and will be looking for someone to take over the median maintenance. Pebble Beach Blvd, as is all other streets in SCC, is owned by Hillsborough County from sidewalk to sidewalk. Given that the medians are part of the street, Hillsborough County is ultimately responsible for maintenance of the Pebble Beach medians. The exit strategy we have worked out with Minto provides the CA members the opportunity to assume that responsibility. If the membership decides they do not want to take on that responsibility then we will need to look at other alternatives including working with Hillsborough County about how they will maintain the median after Minto leaves. An example of county maintained median is the median on SR674 in front of Denny's – grass which is mowed 3 or 4 times per year. Compare that to SR674 medians that are maintained by the Sun City Center Beautification Corp. I think there are a lot of ways the maintenance cost of PBB could be reduced with Florida Friendly plants and other means. We will be reviewing this issue over the next couple of years so the members have a better feeling for the pluses and minuses associated with this issue. An actual vote is a couple of years in the future but one we need to hold.

Sometime in the next week or so we will hold a special BOD Meeting to vote on the final negotiation item – modification of the 84 Agreement with the 6<sup>th</sup> Amendment and a BOD's resolution setting forth a time line for discussing the Pebble Beach Blvd maintenance issue.

I have heard some rumblings about some people wanting to take money from the Capital Fund to offset the CA maintenance cost and reduce the annual membership dues. I want to make sure everyone understands that the Capital Fund is generated from re-sales of houses in SCC – a \$1,500 Capital Fund Fee is collected during the closing process of each re-sale house. A previous BOD was smart enough to build a fence around the Capital Fund so it can only be used for new construction of facilities and cannot be used for annual operational requirements or other requirements by BOD Policy. Similarly, we have a Hurricane Deductable Fund, which you contribute to each year as part of your annual dues. This fund is for one purpose – to pay the insurance deductible should we have a hurricane. For our facilities that deductible is more than \$300,000. Currently, we have about half of that amount set aside.

This fund is also a fenced fund by the Bylaws. The annual membership dues are to cover the cost of operating and maintaining your Community Association facilities – regular maintenance like mowing the grass, painting the buildings, replacement of minor equipment when it breaks and renovation of things when they get old and tired. If you look around the campus you will see that your annual dues are being used to maintain our facilities in a very pristine condition – annual dues for the CA are the best deal around – cheaper than a YMCA membership. I wanted to put to bed any rumors that we were going to use the Capital Funds to pay for some operating costs.

I want to remind everyone about the Coffee and Conversation next Monday August 13 in the Caper Room at 9 AM. The purpose is to discuss this idea of bringing Freedom Plaza and Sun Towers into the Community Association. There will also be a second Coffee and Conversation on September 13 in the Caper Room at 9 AM.

There are two other important dates to get on your calendar – September 27, the proposed budget for 2013 will be presented in the Florida Room at 9 AM. The budget presentation will be followed by Commissioner Kevin Beckner, addressing county issues. At 7PM on October 4 in the Community Hall the results of the survey will be presented by Dr. Ericka Matulich.

Thank you for coming today and that concludes my report.

# Sun City Center Community Association Board of Directors Meeting

August 8, 2012 from Lyn Reitz, Community Manager

**2013 Budget** --- Working with the Treasurer and Budget Committee on the 2013 Budget. Will have completed soon for review by the Board.

**Identity Theft Program** --- Fifth Third Bank will sponsor another Identity Theft Seminar October 23<sup>rd</sup>, at 9am in the Caper Room. Please attend to learn the dos and don'ts of keeping your identity protected. The first program was attended by 25 members that felt it was very beneficial to them.

**Room Renovations** --- The renovation of the Sandpiper Room and Royal Room are under way and going nicely. We hope to open both rooms the week of August 13<sup>th</sup>.

**Resident Count** --- As of July 31<sup>st</sup>, total residents were 10,409 and total membership dues were 11,065. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.



COMMUNITY  
ASSOCIATION, INC.

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**RESOLUTION OF THE BOARD OF DIRECTORS  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

**A PROCLAMATION**

**SUN CITY CENTER MEN'S CLUB DAY AS OCTOBER 25, 2012**

WHEREAS, the BOARD OF DIRECTORS of the SUN CITY CENTER COMMUNITY ASSOCIATION acknowledges and recognizes the Sun City Center Men's Club as one of the oldest community wide service organizations in Sun City Center.


WHEREAS, the Sun City Center Men's Club's service to the community by sponsoring programs such as Lifeline, Man-to-Man prostate cancer support group, Hearing Loss support group and the Parkinson's support group is well known.

WHEREAS, the Sun City Center Men's Club's support of the Community Association is noted by their contributions and services rendered.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Sun City Center Community Association Inc. on this 8<sup>th</sup> day of August in recognition of the 50<sup>th</sup> Anniversary of the Sun City Center Men's Club, hereby proclaim October 25<sup>th</sup> 2012 as Sun City Center Men's Club Day.

I, David Floyd, do hereby certify that I am the duly elected and appointed Corporate Secretary and keeper of the records and the Corporate Seal of the Sun City Center Community Association, a corporation organized and existing under the laws of the State of Florida, and that the above is true and correct copy of the resolution duly adopted at a meeting of the Board of Directors thereof, convened and held in accordance with law and the Bylaws of said Corporation on August 8, 2012, and that such resolution is now in full force and effect.

IN WITNESS THEREOF, I have affixed my name as Corporate Secretary and have caused the corporate seal of said Corporation to be hereunto affixed, this 8<sup>th</sup> day of August, 2012.



David T. Floyd  
Corporate Secretary-Director

**Board Meeting – 8/8/12  
Attachment 3 of 3**

## ADDENDUM – MINUTES – AUGUST 8, 2012

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

### NAME

### SUBJECT

Wendell Spencer

There is a group who will be challenging any modifications to the '84 Agreement.

He questioned the Monday Morning closed staff briefings held by the Board. He stated that these meetings should be publicly announced and should be open to the members. *(Under FL Statute 286.011, the Community Association does not fall under the Florida Sunshine Law and is not subject to the requirements of this Statute. Neither votes nor minutes are taken. It is simply a way for the Board and Staff to discuss current issues they're working on.)*

Mike Killian

Wanted to get a copy of the changes to the '84 Agreement that you are in the process of signing with ClubLink. *(When they're finished, they will be posted on the web site and they will be available at the Special Board Meeting that will be held regarding this.)*

Henry Niemczyk

Was there a hang-up on the closing of the five acres due to the subject of the maintenance of the medians on Pebble Beach Blvd.? *(Yes. Before Minto would sign off on any changes to the '84 Agreement, they wanted an exit plan regarding the maintenance of the medians on Pebble Beach Blvd. and we are working with them on this issue.)*

Wendell Spencer

Asked a hypothetical question on whether a person who has had financial problems and lawsuits filed should be allowed to handle money and make decisions.