

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, May 8, 2013
ROLLINS THEATER**

DIRECTORS PRESENT

Ed Barnes, President	Al Alderman	Mike Killian
Jane Keegan, Vice President	Chuck Collett	Sam Sudman
David Floyd, Secretary	Howie Griffin	
Neil Rothfeld, Treasurer		

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
16 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 THE MINUTES

After a correction was made, the minutes of the Board Meeting held on April 10, 2013 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received Monday Movie donations of \$678 to offset license fees; the Aquasizers Club donated \$1,100 toward heating the pool and the Ladies of Ancient Order of Hibernians donated \$50 to the Hardship Fund. The following clubs donated toward FunFest: Aquasizers Club - \$200; Art Club - \$144; Audubon Society - \$50; China Painting Club - \$182; Lapidary Club - \$300; Potters Wheel Club - \$100; Scottish Rite Club - \$30; Stained Glass Club - \$144; and the Woman's Club - \$150.

The Community Foundation of Greater Sun City Center gave the CA a grant of \$1,500 for the Cygnet Yacht Club from the "Give a Little Back Fund" for improved safety features.

For the Record – Secretary Floyd reported that an Action without a Meeting was made on April 30, 2013 approving a resolution regarding the trash & recycle program (attached).

IV. PRESIDENT'S REPORT

President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials as of April 30, 2013. The Operating Fund has a net cash balance of \$2,355,782. In the Capital Fund, there is a balance of \$1,751,156. In the Replacement Fund, there is a balance of \$1,979,625. The Renovation Fund has a balance of \$31,688. He also stated that Capital Fund Fees were received in April for 50 homes for a total year-to-date of 148 homes. Capital Fund fees collected are almost half of the budget of 300 projected for the year.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS

President Barnes recognized the new Chair of the Elections Committee – Shelba Fields.

VII. SPECIAL PURPOSE COMMITTEE REPORTS

Hospitality Chair Janet Ditmore submitted a report on the activity at the Information Center. A copy of this report is attached.

VIII. UNFINISHED BUSINESS (None)

IX. NEW BUSINESS

1. Approval of changes to Policies III, V, VI and VIII as published in the May, 2013 issue of "The News of Sun City Center"
Secretary Floyd **MOVED** that the Board approve amendments to Policy III - Members, Policy V – Clubs & Organizations, Policy VI – Facilities and Policy VIII - Employee Benefits as submitted (attached) and as published in the May, 2013 issue of "The News of Sun City Center". **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (none)

XI. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Griffin. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.

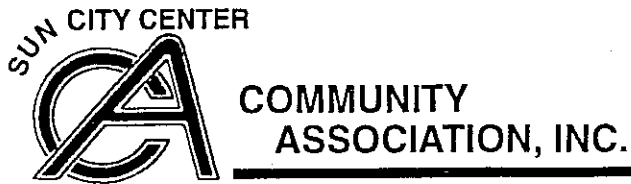
AUDIENCE PARTICIPATION

David Floyd
Corporate Secretary
DF:cd
Attachments (5)

ADDENDUM – MINUTES – MAY 8, 2013

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

NAME	SUBJECT
Phyllis Hodges	What are the ramifications if a President of a Club doesn't ask to see Member badges. There should be some sort of enforcement in place to make sure that people outside the community are not using our facilities. <i>Trying to encourage people to wear their badges. It is up to the Club Presidents to enforce it. They have a certain responsibility to carry out Board policies.</i>
Wendell Spencer	Asked for a clarification on instruction to voters. If you fill out the opinion poll, you're actually selecting one of the two issues. There is no way to vote against the two. If you do not complete opinion poll, will your vote on the parking lot improvements still be counted. <i>Yes – two separate issues.</i>
Gerald Collings	Will Freedom Plaza be paying the same dues as we are? <i>Yes. They have a cap of \$50,000 per year and that cap is divided by current dues to determine the number of eligible members. If our dues go up, it reduces the number of potential members.</i> What is the Entertainment Fund? <i>It is for the Entertainment Series. Need a fund for the deposits for the acts.</i>
Marilyn Balkany	Are Kings Point people also going to pay? <i>No. Their membership in Clubs depends on the individual Club's Bylaws. There is an annual fee for them to use our Library.</i>
Karen Jones	Expressed her opinion about the opinion poll. She has no problem with a Café but does have a problem with changing the Atrium space if there is no Café.
Wendell Spencer	If the natural sunlight and plants are removed from the Atrium, what will the building be called?



**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

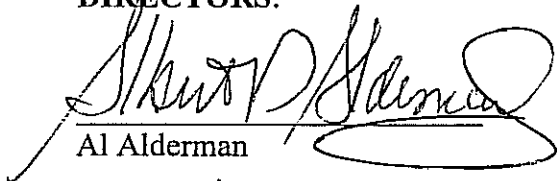
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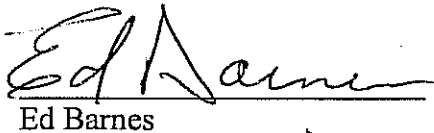
We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

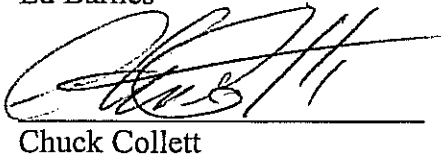
We hereby approve a resolution, on behalf of the members of the Sun City Center Community Association, that the Hillsborough County's new trash and recycle program start on January 15, 2014 and that 35 gallon trash and 35 gallon recycle containers are provided to our members. We understand that container sizes may be modified or changed upon request by individual members during the first 60 days of the new collection time frame. A copy of the resolution is attached.

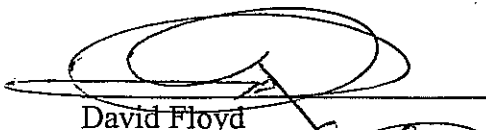
Effective this 30th day of April, 2013.

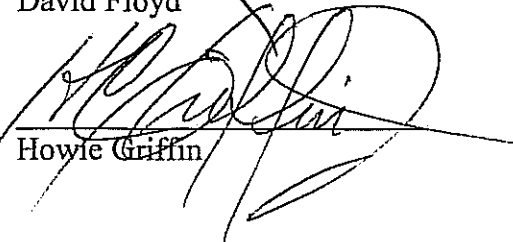
DIRECTORS:

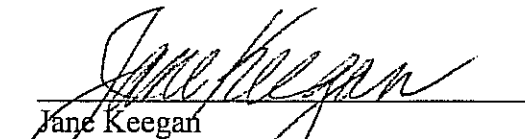

Al Alderman

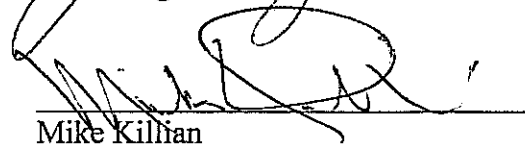

Ed Barnes


Chuck Collett


David Floyd


Howie Griffin


Jane Keegan


Mike Kilian


Neil Rothfeld


Sam Sudman



COMMUNITY
ASSOCIATION, INC.

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

-RESOLUTION-

The Sun City Center Community Associations Board of Directors acting on behalf of all of the Members of the Community Association hereby note;

That the Officials of Hillsborough County will initiate a new Trash and Recycle program in mid-fall, 2013, and,

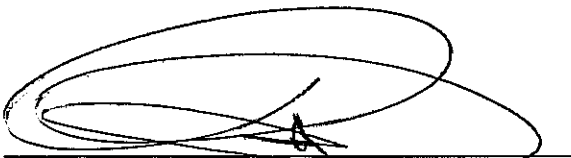
That many of the Members of the Community Association will not be in residence at the time of this change, and,

That given that the mailed questionnaire to our Members on the trash and recycle collection changes and size selection of containers will not reach all of our members in a timely manner if at all.

THEREFORE, by this resolution of the Board of Directors, the Board of Directors requests on behalf of the Members of the Sun City Center Community Association that the Hillsborough County's new trash and recycle program start on January 15, 2014, and, that 35 gallon trash and 35 gallon recycle containers are provided to our Members. We request also that container sizes may be modified or changed upon request by individual members during the first 60 days of the new collection time frame.

BE IT SO RESOLVED this 30th day of April, 2013.

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 Corporate 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 the Directors approved this resolution on this 30th day of April, 2013.



David T. Floyd
Corporate Secretary

President Ed Barnes' Report – Board of Directors Meeting - May 8, 2013

Our agenda for today is light in terms of business items so this should be a fairly short meeting. We have a few policy issues to take up involving Policies 3, 5, 6 and 8. Most of these changes involve implementing the Freedom Plaza user's fee. Speaking of Freedom Plaza as of Monday we issued 30 user's badges to Freedom Plaza people.

This past week the Sun City Center Duplicate Bridge Club celebrated their 50th anniversary. Congratulations to the Duplicate Bridge Club – there are only a few of our clubs that can claim fifty years of existence, only three that I know of – Men's Club, Women's Club and Duplicate Bridge Club. The Duplicate Bridge Club started out with three tables of players and now when they have their tournaments they fill up the Community Hall. Congratulations on your success in being able to sustain a club for this long a period of time.

As far as I know, the new Hillsborough County trash collection system is on track to start in January 2014 for SCC. Each house will get a 35 gallon receptacle for trash and a 35 gallon receptacle for recyclables sometime in the first couple of weeks of January 2014. If you determine that either of the 35 gallon receptacles does not fit your needs then you can exchange them for a different receptacle without charge until March 15. The Senior Discount program was discussed at the Town Hall Meeting with the county. It has been in existence for a long time so it is nothing new. You can determine if you have been getting it by looking at your tax bill – if the rate is \$58 you are getting it. If it is something more than that you may not be getting the discount. You can apply for the Senior Discount by May 10 for 2014. Forms are available in the CA office but must be turned in by 3 PM Friday May 10. As we move on thru the summer and fall there will probably be many more issues that come up in regard to this program and all of those issues will require resolution by the county.

Yesterday we held a Coffee and Conversation concerning the Central Campus Parking Project and the Café. The purpose of the Coffee and Conversation was to answer any questions or explain any issues. The vote on the Central Campus Parking is set for May 21st and 22nd. Absentee ballots are also available in the May issue of the News of Sun City Center. On the ballot there is an opinion poll concerning the café. We are asking the membership whether they would prefer a café with food operation or simply a meeting area with no food preparation. The café with a food operation has the potential for a dues increase based on the business plan we developed. Hopefully, this café will be successful beyond our wildest dream and no dues increase will be required to supplement the operation. There are a lot of possibilities for this café.

Besides the Central Campus Parking Area and Café, other elements of the Master Plan are moving forward – the Phase I preliminary design for the Welcome/Information Center, Library addition and the café is under contract with an expected delivery date of mid June. Phase II will be development of the detail design specs which will be the basis for getting three bids from construction contractors. We would expect to get Phase II for these three projects under contract in the early summer with completion around the middle of September. We should be able to start construction around December 1. Next week we are meeting with a professional oversight

manager to listen to his qualifications for managing all of the construction projects. This is the first of several construction project managers we will talk with to get the best value for the Community Association. We are making progress with the other Campus Improvement Projects – such as painting the Arts and Craft building, the Library and CA offices and re-roofing of the Atrium to mention a few.

We currently have liens on 133 houses for non-payment of dues. That is about 2% of the houses in SCC which is very good for Florida. These liens are valued at \$141,500 dollars. Of the 133 houses with liens, 11 are owned by banks and 6 are Chinese Dry Wall houses. This is about the normal number of liens we have outstanding at this time of the year. I have started the foreclosure process on three of these houses that owe us substantial amounts of money. The foreclosure process will take 6 months or so to conclude. Foreclosure is a drastic action but the amount of money owed to the Association has been accumulating for a number of years and each of these home owners have signed a membership agreement and have an obligation to pay their dues.

The Pebble Beach Blvd Median Maintenance Task Force has presented their initial findings and recommendations in a couple of Town Hall type meetings. The final report for the Task Force is currently due October 15 but I suspect they may be completed earlier. The Board will consider the Final Report at the November Board meeting. Over the rest of the spring and the fall the Task Force will be holding some Town Hall Meetings and Coffee and Conversations to discuss in detail the methodology and options regarding this effort. In fact the next one is May 13 at 9 AM in the Caper Room – this will be a Coffee and Conversation. If you have any comments or questions, please plan to attend. We as a community must decide what we want to do regarding the PBB medians on a go forward basis. The basic decision is whether we want the County to take over maintenance or do we want to control our own destiny and have the CA take over this responsibility. This is very important to the future of SCC so everyone needs to be fully aware of consequences of either of these actions.

We have begun some preliminary investigation of a Nature Trail on the 37 acres we own off of Del Webb – this is very preliminary but it seems to have some very positive aspects. We will let you know more about this as we progress.

One last topic – several times over the last few months we have been asked by a member if Power of Attorney could be used in our voting process. The answer is yes they can with the following conditions:

1. The POA must be a recorded document
2. The POA must explicitly authorize the holder to vote for the grantor of the POA

We will have to look at the Election Manual to determine how we will implement the use of POAs.

Sun City Center Community Association

Board of Directors Meeting

May 8, 2013 from Lyn Reitz, Community Manager

Campus Renovations --- We are working on painting buildings the new color, changing the sidewalk colors, updating signs and updating landscaping throughout the campus to tie in with the future master plans.

Signs --- We will be installing two new "You Are Here" signs in high traffic areas of the Central Campus. This was made possible with a \$2500.00 grant from Hillsborough County. I would like to extend a big thank you to the County for this generous and needed donation.

2014 Budget --- I will start working with the Budget Committee and Treasurer on the 2014 budget in the next month or two. If you are a club president you should have received the club contribution request forms via email. If your club needs to request financial help from the Association in the 2014 Budget, please fill them out and return them to the CA Office by June 17th.

South Campus Walking Trail --- In the next week we will install the signs and benches for the new South Campus Walking Trail. We will feature a story and map in the next newsletter edition.

CERT and Stage Removal --- Pricing removal of both the CERT building and the courtyard stage to make room for new golf cart spaces. This should be completed in the next couple of months.

Resident Count --- As of April 30th total residents were 10,416 and total membership dues were 11,144. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

SCC Information Center Quarterly Report

First Quarter, 2013

Out of town visitors to the Center during this quarter came from 27 different states, Puerto Rico, England and Canada. The majority of these came from elsewhere in Florida. Pennsylvania, Michigan and Virginia represented the next largest numbers of visitors. (Some out of town visitors were not recorded as to origin.)

We kept a running total of the number of all visitors, including resident visitors seeking information. (We did NOT count residents looking for Lifeline, of which there are a lot!)

The breakdown was as follows:

Number of Resident Visitors: 465

Number of Out of Town Visitors: 499

Number of tours conducted: 171

Number of people in tours: 190 (Note: we only started to record this number in mid February.)

Local phone calls received: 297

Long distance phone calls received: 261

Number of inquiries for info answered by snail mail: 34

Number of inquiries for info answered by email: 264

If you have any questions about the above, please contact me.

Janet Ditmore

As you can see by the above numbers, we are an Information Center for our residents every bit as much as for visitors. So, although we are often called a "Visitors' Center" or Welcome Center", we really are the "Information Center".

PROPOSED POLICY CHANGES

NOTE: Additions are in bold type and deletions are struck through.

III. MEMBERS

Renumber Section 3.05 as 3.02

V. CLUBS AND ORGANIZATIONS (herein after referred to as Clubs)

5.01 A. ORGANIZATION

Members using the CA club facilities must display their CA identification when accessing the facilities. **Kings Point residents who are members of clubs and Freedom Plaza residents with access privileges must display their Kings Point Identification or Freedom Plaza Access Card when using the CA club facilities.**

5.01 C. CRITERIA FOR MEMBERSHIP

3. Employees of the CA who are not members of the Community Association may join clubs and organizations, if they are specifically requested to do so by the sponsoring club or organization. Employees may not join at the expense of Members. Employees will be responsible to pay any dues assessed. Community Manager permission is required prior to joining a club.

4. Authorized residents of Freedom Plaza will have access to all clubs with the same privileges as the members of the Community Association as long as the access agreement between Freedom Plaza and the Community Association remains in force and the annual user's fee is current.

Current sections 3,4, 5 and 6 will now be re-numbered to sections 5, 6, 7 and 8.

5.

d. Club members on waivers or using a either a Kings Point Identification Card or Freedom Plaza Access Card may not bring a guest to club meetings.

Current sections d and e will be re-numbered e and f.

VI. FACILITIES

Community Association facilities exist and are operated for the benefit of dues paying members of the Sun City Center Community Association. Certain individuals, **organizations and communities in Sun City Center, Florida 33573** who are not dues paying members of the

Community Association may use the facilities, **amenities and clubs** under specified circumstances as defined in CA Policies. ~~All CA Members~~ **Everyone** and ~~Guests~~ must display **either** their CA Card, **Freedom Plaza Access Card, Kings Point Identification or Guest Card** when accessing or using the CA Facilities, except for public events.

New paragraph 2 to be added.

Annual user's fees will be collected from the management of Freedom Plaza to authorize a limited number of their independent residents to have access to the Community Association's facilities, clubs, and amenities. These individuals will not be members of the Community Association and will not have voting authority. Access Cards will be issued to these authorized users by the Community Association.

6.01 A Regulations

11. Freedom Plaza Use of Bulletin Boards

The Community Association will provide space in the Atrium and Community Hall to publicize events at Freedom Plaza that are open to CA members. CA events will be advertised at Freedom Plaza.

6.02 Library

A. Definition

The Sun City Center Community Association, Inc. operates the Sun City Center Library as a senior library for the community. This library is funded by Association dues, donations from Association members and clubs; and donations from area businesses, professional people and residents.

Any resident of Hillsborough County with a current county library card may use the CA library to access the Hillsborough County computer or to obtain and return Hillsborough County Library materials. Community Association members **and the authorized residents of Freedom Plaza** will use their CA Card or **Freedom Plaza Access Card** to access the CA library's materials. Residents of Kings Point, Sun Towers (non-members) and Freedom Plaza residents without access privileges need not have a Hillsborough County library card but must present picture ID and complete an application for a SCC library card in order to use the CA library's materials. A fee of \$24.00 per year will be charged for the library card effective as of July 1, 2012.

6.03 Swimming Pool

All CA members and **authorized residents of Freedom Plaza** must display their CA Card or **Freedom Plaza Access Card** when accessing the pool area and show their card to the Attendant, if requested. All Guests must display their Guest Card when accessing the pool area. (Refer to Section 6.05B)

D. ~~(House) Guests~~

~~House Guest with an appropriate pass may swim without the CA member present.~~

6.04 Fitness Center

All CA members and **authorized residents of Freedom Plaza** must display their CA Card or **Freedom Plaza Access Card** when accessing the Fitness Center and show their CA membership card or **Access Card** to the Attendant if requested. All guests must sign in and show their Guest Card to the Attendant and wear the Guest Card when using the Fitness Center.

E. ~~Guests~~

~~Guests with an appropriate Guest Card may use the Fitness Center without the CA member present, but must sign in with the attendant.~~

6.05 GUESTS/VISITORS

A. Definitions

Guest: A person visiting a member but not staying overnight.

House Guest: A visitor who is currently staying overnight at the residence of a member without any form of payment ~~or a family member who resides locally.~~

B. Guest Cards

All Guest Cards must be ~~obtained or~~ purchased by the member at the CA office. When the CA office is closed, ~~the Pool or Fitness Center attendants may issue a temporary Guest Card that states "Guest must be accompanied at all times"~~ members may purchase crds at the Fitness Center. Guest Cards may be ~~obtained or~~ purchased in advance. Guest Cards must be displayed when accessing or using the facilities.

1. A separate Guest Card is required for each person 18 years of age and older. Children under 18 years of age must be accompanied by a CA member or an adult with a Guest Card. Guest cards issued to a Developer Guest will be identifiably different from other Guest Cards.
2. A CA member must ~~either obtain or~~ purchase a Guest Card permitting a House Guest/**Guest** visitor(s) ~~staying overnight~~ to use the facilities.
 - a. ~~House Guests may, if accompanied by the member, use the facilities at no charge for up to 30 days per year. A Guest Card will be required and will state "Guest must be accompanied by member at all times." After 30 days, the guest will be charged the daily guest fee up to four months.~~

(b) a. ~~If a house guest wishes to use the facilities and will not be accompanied by the member, a charge of \$1.00/day per guest card will be charged for a House Guest to use CA facilities.~~ Guest cards are dated at the time of issue. They may be purchased for either a single daily use (\$1.00/day) or for a period of thirty days (\$25.00/30 days). Guest Cards are issued for daily use periods and unused days are not refunded and do not carry over for succeeding visits.

VIII PERSONNEL

8.06 Employee Benefits

J. Club Participation

Employees who are not members of the Community Association as a general rule are not allowed to join clubs or join in sporting events sponsored by the Community Association unless they are specifically requested to do so by the sponsoring club or organization. Employees will be responsible to pay any dues assessed. Community Manager permission is required prior to joining a club.