

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

**DIRECTORS PRESENT**

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

Al Alderman  
Howie Griffin  
Martin Hurwitz

Jane Keegan  
Sam Sudman

**DIRECTORS ABSENT**

Ann Marie Leblanc

**OTHERS PRESENT**

Neil Rothfeld, Treasurer  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
10 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**

There being no objections or corrections, the minutes of the Board Meeting held on October 10, 2012 were approved as presented.

There being no objections or corrections, the minutes of the Special Board Meeting held on October 17, 2012 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements –Secretary Floyd reported that the CA had received \$252 from Monday Movies to offset license fees and a grant from the Community Foundation of Sun City Center (the Sun City Center Community Impact Fund) in the amount of \$700 to provide teachers for the China Painting Club.

**IV. PRESIDENT'S REPORT**

A copy of President Barnes' report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through October 31, 2012. The Operating Fund has a net cash balance of \$962,618. Liens filed were \$89,129 vs. \$94,706 in September. In the Capital Fund, there is a balance of \$1,459,951. Capital Fund Fees were received on 40 homes in October for a year-to-date of 328 homes versus a budget for the year of 240 homes. In the Replacement Fund, there is a balance of \$1,705,667. The Renovation Fund has a balance of \$30,765. Treasurer Rothfeld stated that the complete set of financial statements is available in the CA Library along with a copy of the approved 2013 Budget.

#### IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

#### VI. STANDING COMMITTEE REPORTS

- Community Affairs Committee

Director Sudman reported that the BOCC increased funding on repairing the SCC stormwater inlets from \$50,000 to \$150,000 per year. Based on the \$50,000 budget, it would take 20 years for 498 inlets to be repaired. They now expect to replace 59 in the coming year – one-half on the north side and one-half on the south side on SR 674.

#### VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

#### VIII. UNFINISHED BUSINESS

#### IX. NEW BUSINESS

1. Approval of amendments to Elections Handbook

Secretary Floyd **MOVED** that the Board approve the amendments proposed for the Elections Handbook, Sections 5.01, 5.02B, 8.01 and Appendix G, as presented (attached). **SECOND**: Vice President Collett. **VOTE**: Unanimous in favor by voice vote. Motion carried

2. Approve addition of Policy 1.05 – Voting to Policy I

Secretary Floyd **MOVED** that the Board approve the addition of Policy 1.05 – Voting to Policy I – Introduction, as presented (attached). **SECOND**: Director Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried

3. Approve the Association of Naval Aviation, Silver Osprey Squadron #64 as a CA Club

Director Keegan **MOVED** that the Board approve the Association of Naval Aviation, Silver Osprey Squadron #64 as an affiliated club. **SECOND**: Director Hurwitz. **VOTE**: Unanimous in favor by voice vote. Motion carried

4. Approve installation of dog park fence

Director Alderman **MOVED** that the Board approve the installation of a chain link fence from Heard Fencing for a time-out area at the dog park at a cost not to exceed \$1,200. This will be paid in full by the Dog Owners Group. **SECOND**: Director Hurwitz. **VOTE**: Unanimous in favor by voice vote. Motion carried

5. Approve contract for Community Hall roof

Director Alderman **MOVED** that the Board approve a contract with West Coast Roofing in the amount of \$41,760 for a new membrane roof on Community Hall. This will be expensed from Replacement/ Reserve Account #76906-000-4 Roofing. **SECOND**: Director Sudman. **VOTE**: Unanimous in favor by voice vote. Motion carried

6. Approve contract to replace/upgrade Fire Alarm Panel at Community Hall (Al Alderman)  
Director Alderman **MOVED** that the Board approve a contract with Tyco Integrated Security (ADT) in the amount of \$7,677 for the replacement and installation of the fire alarm panel at Community Hall. This will be expensed from Replacement/Reserve Account #76907-000-4 Fire Alarm Panels. **SECOND:** Director Hurwitz. **VOTE:** Unanimous in favor by voice vote. Motion carried

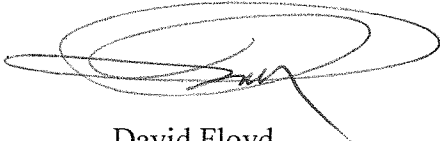
Vice President Collett stated for the record that bids were obtained on Items #5 and #6 in accordance with Board Policy.

**X. GOOD & WELFARE (None)**

**XI. ADJOURNMENT**

Director Sudman **MOVED** the meeting be adjourned. **SECOND:** Director Alderman. **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 (4)

## President Ed Barnes Report – Board of Directors Meeting – November 14, 2012

Today you are going to hear about some policy changes to the Elections Manual and voting. We have one new club to consider. The Board will also take up three new contracts – one for fencing at the dog park; and two concerning the Community Hall – roof replacement and a fire panel upgrade.

First, I would like to welcome back our snowbird friends. We have had a good summer here in SCC and it is always nice to see our friends return. We have a lot of issues that we will be addressing over the next 6 months and we hope to have participation from all of our members. The holiday season is almost here and many people will be traveling to visit friends and family over the next few weeks. Those of you traveling, please travel safely.

### West Del Webb Access

I reported in the November NEWS of Sun City Center that we had received a Quit Claim Deed from WCI for the entrance to the 37 acres we own off of West Del Webb. That is the good news. The bad news is we need an easement for access to that property which must be granted by the county. And that requires a vote by the BOCC. The vote is scheduled for tomorrow, November 15. I don't expect any issues or problems; it is just a matter of clearing all of the administrative wickets. Once the BOCC approves the easement it will need to be recorded. This is a case where progress is measured in very small increments. Hopefully before the end of the year, we will at last have legal access to our 37 acres.

### Blue Ribbon Committee

I reported last month that I had appointed a Blue Ribbon Committee, made up of CA Members. The committee's objective is to use the results of the community survey to develop a path forward to enhance our amenities to keep SCC as a premier location for active seniors to live and play. This committee is independent of the Board and is chaired by Bob Deutel. They are nearing completion of their initial report. I plan to have the committee chairman present the final report at the December 12<sup>th</sup> BOD meeting. This report will provide some guidance on what the members would like to see happen with the amenities over the next few years based on the survey. This committee report will be used as input to the Long Range Master Plan for the Community Association.

### Interactions with the county

While your Board of Directors is not a governmental body we provide an essential service to the community by serving as an interface with the County government. We think this service is so important that we have assigned one Director to the effort who spends a significant amount of time interfacing with the county and the state to report and resolve problems. Why is this necessary? Unincorporated Hillsborough County has about 900K residents – SCC represents about 1.2% of that population. In terms of population we are not a large player in Hillsborough County. So we exploit our relationship with the BOCC by using our County Liaison Director, Sam Sudman, as the interface for issues and problems dealing with the county. Most of the problems Sam focuses on, are related to the Public Works Department.

Here are some of the projects that have been completed:

- Speed control signs on E and W Del Webb
- At the Pumping Station on West Del Webb the county installed a nice wood fence around the lift station to replace an ugly wire fence.
- Got the county to take ownership of the medians on SPB that were previously owned by the Wolf Laurel HOA and the pumping stations
- Resurfaced the Golf Cart Path to Wal-Mart and addressed the flooding issues
- Worked with the state to resurface the Golf Cart Path on the south side of SR674

Here are some additional projects that are on-going:

- Storm Drain Inlets, which are a major safety issue in SCC. Sam worked with the county to get the funding expanded three fold and the installation of new and safer storm water inlets increased from 15 per year to 59 next year. The plan is to put this project into a Capital Improvement Plan (CIP) and complete it in three years.
- Drainage problem at the NE corner of SR674 and NPBB – you might have noticed there were a number of trucks and a backhoe at that location yesterday.
- Collapsing storm drain aqueduct system on NLGC and the potential impact on a number of homes along the old golf course – disagreement with the county on who is responsible, the county or ClubLink
- Flume to carry off storm water on Council Drive – county maintenance or lack thereof around the flume causes storm water to backup and further deteriorate the roads.
- Traffic direction control at SR674 and E Del Webb – improved over what it used to be but less than optimal. Sam is working with the state on a scheme to improve the traffic flow at that intersection.

These are just some of the issues we are addressing with the county – some successes and some maybe not so successful. Mr. Sudman has developed an excellent relationship with the County Staff and is doing a good job at getting SCC priority within the county bureaucracy.

#### Upcoming Events

- We have a very busy couple of weeks starting off with Candidates night which is tonight in the Community Hall at 7 PM. As most of you know we have four candidates running for the Board this time. I think they are all here today – Mike Killian, Gerald Collings, Neil Rothfeld and Chuck Collett. I encourage all of you to attend tonight.
- The Holiday Walk and Breakfast is scheduled for December 1<sup>st</sup> – the breakfast is from 7 AM to 12 PM in the Florida, Armstrong and Heritage Rooms. Clubs will be open from 9 AM to 12 PM displaying their wares. Come on out and enjoy the breakfast and find some great Christmas presents.
- On December 4 & 5 election of the Directors and vote on the dues. On December 4 the voting will be in the Sandpiper room from 8 AM to 3 PM and on December 5, the voting will be at the Community Hall from 9 AM to 5 PM . Please exercise your right to vote – it is your community and you owe it to yourself to come out and vote.
- The Golf Cart Parade will be December 8. Minto has put up \$5000 in cash awards for best cart decorations – they are paying cash for first, second, third and fourth place in four different categories plus the Best of Show Award. There will also be a trophy for the best commercial entry. The goal of this parade is to set a Guinness World Record for
  - the most decorated golf carts in a parade. This parade should be a fun time for all. However, we need some participants – there are about 4,000 golf carts in SCC and we only need half of them to volunteer to be in the parade. So, decorate your cart and come win some money.
  - Following the Golf Cart Parade Minto will host a Winter Fest with Food, Arts and Crafts vendors and music in the Atrium Plaza. There will be an antique car show in the bandstand area.

One last item – at the last meeting we were asked what were the results of our poll concerning Freedom Plaza and Sun Towers. I indicated that I would let it run for a couple of more weeks. The results turned out to be 144 in favor and 27 against. Even though this is hardly a mandate from the membership, we plan to move ahead with the effort to have Freedom Plaza and Sun Towers join the Community Association. The members will have an opportunity to vote on this issue latter in the year or next year.

# Sun City Center Community Association Board of Directors Meeting

November 14, 2012 from Lyn Reitz, Community Manager

**Lighting Issues** --- We are working on adding some much needed lighting around both campuses for safety. We should have this completed in the next couple of weeks.

**Sidewalk Painting** --- You will start seeing coned and roped off areas around the central campus. This is the time of the year we repaint the sidewalks and check them for safety. Please be careful and please stay out of these areas of wet paint.

**Holiday Breakfast/Golf Cart Parade/Winterfest** --- Make sure you have your calendars marked for the holiday breakfast, December 1<sup>st</sup> and the holiday golf cart parade/ winterfest, December 8<sup>th</sup>. They should be fun events to attend and participate in.

**Room Renovations** --- We will start working on the Caper Room Renovations in the next week. It will take about a week to ten days to complete and will be completed by next month.

**Resident Count** --- As of October 31<sup>st</sup>, total residents were 10,461 and total membership dues were 11,177. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

## CHANGES TO THE ELECTIONS HANDBOOK

Additions are in bold type – deletions are noted by a strike through.

### 5.01 ELIGIBLE VOTERS

- **Eligible voters are members who are current with all fees, dues, and assessments.**

### 5.02 B. Tallying Results of Absentee & Mail Ballots

5. All opened outside envelopes and ballots, and all rejected unopened outside envelopes and rejected ballots will be retained with other designated election materials in accordance with ~~Policy 6.0~~ **Section 8.01.**

### 8.01 PRESERVING ELECTIONS MATERIALS

The Following materials will be preserved after an election:

- ~~Absentee Ballots, along with the~~ Signature envelopes

Add

- **Rejected unopened outside envelopes**
- **Rejected Ballots**

### APPENDIX G

2. Hours to be reserved (*for early voting*) are from 8:00 a.m. to ~~12:30~~ **3:00** p.m.
3. In order to make counting easier, different color papers ~~will~~ **may** be used for the dues and directors ballots.
5. **Absentee Ballots will be published in “The News of Sun City Center” or an Absentee Ballot Request Form will be available on the CA website [www.suncitycenter.org](http://www.suncitycenter.org). This request can be mailed to the CA office. The request shall include the printed name, mailing address and CA number. The CA office will then mail the requester an absentee ballot.**

## POLICY CHANGES – POLICY SECTION I - INTRODUCTION

### ADD NEW SECTION:

#### 1.05 VOTING

Voting is the formal method of recording an approval or disapproval of a motion, proposal, referendum, or preference for a candidate.

**A. Board of Directors** - All issues before the Board of Directors requiring a vote shall be voted upon after a motion is made and seconded by an eligible Board member. Unless otherwise provided for in the Articles of Incorporation or Bylaws a simple majority of the Board members constituting a quorum shall suffice for approval or rejection of a motion.

**B. Referendum** - Referendum shall mean a vote by a secret ballot (not necessarily associated with any meeting unless required by Florida Law) taken over at least two days. Absentee voting is allowed. Proxy voting is not allowed.

**C. Election (Board of Directors)** - Election shall mean a vote by a secret ballot taken over two or three days to select Directors for the CA Board. Absentee voting is allowed. Proxy voting is not allowed.

**D. Dues Increase/Decrease** - Dues Increase/Decrease shall mean a vote by a secret ballot taken over two or three days to authorize an increase or decrease in the amount of the dues assessed. Absentee voting is allowed. Proxy voting is not allowed.

**E. Voting at a Membership Meeting** - Voting at a membership meeting may be by a voice vote, hand vote, or by a written ballot vote. Proxy voting is allowed. The Elections Committee will decide on the voting procedure and supervise the voting.

**F. Bylaw Amendments** - Voting on Bylaw Amendments may be held using either a referendum or by a vote at a duly called meeting that meets the quorum requirements, as called for by the Board of Directors (Article XIII – Articles of Incorporation).

**G. Article of Incorporation Changes** – The Articles of Incorporation may be modified by the Board of Directors to comply with U.S. Internal Revenue Service regulations. All other changes will be by a referendum requiring approval by twenty-five percent (25%) of all members in good standing provided that such twenty-five percent (25%) are the majority of those voting. Absentee voting is allowed. Proxy voting is not allowed.

**H. Proxy Voting** - A proxy vote is a vote cast by a designated member that is duly authorized by a qualified voting member.

1. When voting at a Membership Meeting, a proxy may be authorized or allowed provided the proxy directs the agent how to vote.
2. The total vote on any matter in which a proxy is allowed shall be the sum of all valid proxies received plus the results of the vote of those attending the Membership Meeting. The Chairman of the Elections Committee shall establish procedures to avoid duplicate voting.



**I. Voice/Standing Vote** - A voice vote shall be a vote taken at a duly called Membership Meeting where the vote may be by either; oral acclamation, or by standing to be counted at the meeting by those in attendance

**J. Open Written Ballot** – A non-sealable ballot distributed at a Membership Meeting to be marked with the name of the person voting and their CA membership number and cast only by those in attendance at the meeting.

**K. Ballot/Absentee Ballot** – A ballot duly authorized by the CA Board of Directors for the Members to cast a vote for a Dues Increase, Election of Board Members, or Referendum. The Ballot is cast by the member at an authorized polling place. The Absentee Ballot is mailed to or deposited at the Ballot Box at the CA Office. The Absentee Ballot enclosure envelope will contain the CA members name, signature, address, and CA membership number. Absentee ballots will be counted if received in the CA office before the closing of the polls. (Bylaw IX, Section 2(b))

**L. Mail Ballot** – A mail ballot, sent to all members, may be authorized by the Board of Directors, (Article XI) to change the Articles of Incorporation or vote on a referendum.

**M. Eligible Voter** – An eligible voter is a member whose dues, fees, and assessments are current at the time of casting a vote.

**ADDENDUM – MINUTES – NOVEMBER 14, 2012**

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

**NAME**

**SUBJECT**

Wendell Spencer

Felt that the present system of a Moderator being able to eliminate duplicate questions at “Meet the Candidates Night” was censorship. Felt people from the audience should be able to ask questions directly.