

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 12, 2012
ROLLINS THEATER**

DIRECTORS PRESENT

Ed Barnes, President
Chuck Collett, Vice President

Al Alderman
Howie Griffin
Martin Hurwitz

Jane Keegan
Sam Sudman

DIRECTORS ABSENT

David Floyd, Corp. Secretary
Ann Marie Leblanc

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
37 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 7 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on November 14, 2012 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements – In Secretary Floyd's absence, Director Alderman reported that the CA had received \$265 from Monday Movies to offset license fees; The Men's Club donated \$2,000 to the Library for computers; the Potters Wheel Club donated \$500 to the Hardship Fund; and the Polish Heritage club donated \$140 to FunFest and \$100 to the Library.

Certification of Vote on Directors & Dues - Director Alderman read Secretary Floyd's certification of the vote of directors and dues held on December 4 and 5, 2012 (attached).

Certification of Election of Officers – Director Alderman read Secretary Floyd's certification of the election of 2013 Officers of the Community Association for 2013 on December 6, 2012 (attached).

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld announced that we are well within our budget for the current year. He reported on financials through November 30, 2012. The Operating Fund has a net cash balance of \$784,548. Liens filed were \$86,763 vs. \$89,129 in October. In the Capital Fund, there is a balance of \$1,495,659. Capital Fund Fees were received on 23 homes in October for a year-to-date of 351 homes versus a budget for the year of 240 homes. In the Replacement Fund, there is a balance of \$1,671,054. The Renovation Fund has a balance of \$30,765.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached. President Barnes opened the meeting up for discussion by members who were opposed to the new ladder in the deep end of the pool because of safety reasons. *(Note: the ladder has since been removed.)*

VI. STANDING COMMITTEE REPORTS

Election Committee Report

Mr. Tommy Wardlow, Chair of the Elections Committee, reported that 1,805 votes were counted in the recent membership vote. Of that number, 1,072 were newspaper ballots, 105 were absentee, and 628 were in person. He thought the voting hours could be shortened for the walk-in people since they had only 628 voting over two days for a total of 15 hours.

VII. SPECIAL PURPOSE COMMITTEE REPORTS

Blue Ribbon Committee's review of survey results

Mr. Bob Deutel, Chair of the Blue Ribbon Committee, reported on the committee's analysis of the survey results. A copy of their report is attached.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

1. Approval of Sunsatons as a club

Director Keegan **MOVED** that the Board approve the Sunsatons as a CA affiliated club.

SECOND: Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2. Accept the Blue Ribbon Committee's Report

Director Alderman **MOVED** that the Board accept the Blue Ribbon Committee's report as presented by Chairman Bob Deutel. **SECOND:** Director Hurwitz. **VOTE:** Unanimous in favor by voice vote. Motion carried.

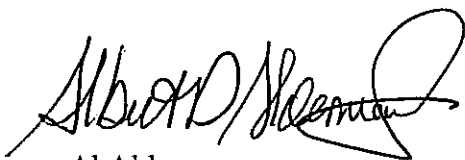
X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Keegan.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:45 a.m.

AUDIENCE PARTICIPATION



Al Alderman

Acting Corporate Secretary

DF:cd

Attachments (5)

ADDENDUM – MINUTES – DECEMBER 12, 2012

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

NAME	SUBJECT
Jean Allen	Concerned about the lack of privacy on the outdoor ladies locker room at the pool because you can see in.
Don Nathan	Concerned about the same issue with the outdoor men's locker room. <i>(Note: this has since been corrected.)</i>
John Bowker	In order for our members to know what the Board members actually do, he suggested that the list of their responsibilities be publicized. He also recommended that reports of their activities be published in the NEWS on a regular basis or at least quarterly.
Marilyn Balkany	Asked why it cost more money to include ballots in the NEWS. <i>Because of extra pages and the stock used is much heavier. This has proven to be a very effective means of voting.</i>



SECRETARY'S CERTIFICATION

ELECTION RESULTS

BOARD OF DIRECTORS – MEMBERSHIP DUES

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 properly called vote for the Board of Directors and Dues for 2013 was held on December 4, 2012 from 8:00 a.m. until 3:00 p.m. in the Sandpiper Room in the Atrium Building and on December 5, 2012 from 9:00 a.m. until 5:00 p.m. at Community Hall.

The result of the election vote for Directors was as follows:

Chuck Collett	1192
Gerald Collings	1079
Mike Killian	1132
Neil Rothfeld	1404

Elected as Directors were:

Chuck Collett
Mike Killian
Neil Rothfeld

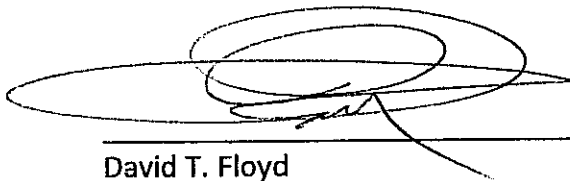
The result of the vote for Membership Dues for 2013 to be \$269.00 per member was as follows:

For	1274
Against	491

The dues increase was approved.

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 affixed this 6th day of December, 2012.

A handwritten signature in black ink, appearing to read "David T. Floyd", is written over a horizontal line. The signature is somewhat stylized and includes a large loop at the end.

David T. Floyd
Corporate Secretary



**BALLOT REPORT FORM
VOTE ON DECEMBER 4 and 5, 2012**

Board of Directors

Number of votes counted per candidate

1192 Chuck Collett

1079 Gerald Collings

1132 Mike Killian

1404 Neil Rothfeld

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

Tom Wardle
Chairperson
Elections Committee

Barbara Lingrick
Vice Chairperson
Elections Committee

DATE: 12/5/2012



**BALLOT REPORT FORM
VOTE ON DECEMBER 4 and 5, 2012**

Membership Dues for 2013

To be divided between the following funds in the amount stated:

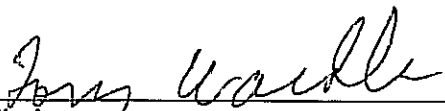
General Operating Fund	\$231.00
Replacement/Reserve Fund	30.00
Replacement Reserve for Furniture & Equipment	5.00
Reserve for Hurricane Deductible	<u>3.00</u>

For a total of: \$269.00 per member

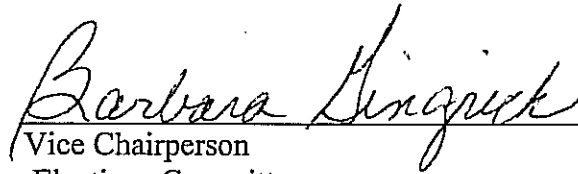
Voted For 1274

Voted Against 491

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



Chairperson
Elections Committee



Vice Chairperson
Elections Committee

DATE: 12/5/2012

SUN CITY CENTER



**COMMUNITY
ASSOCIATION, INC.**

**OFFICIAL BALLOT
BOARD OF DIRECTORS**

December 4, 2012, Sandpiper Room
8:00 a.m. to 3:00 p.m.

December 5, 2012, Community Hall, Room 3
9:00 a.m. to 5:00 p.m.

THREE YEAR TERM – VOTE FOR ONLY THREE

Chuck Collett

Gerald Collings

Mike Killian

Neil Rothfeld

SUN CITY CENTER



**COMMUNITY
ASSOCIATION, INC.**

**OFFICIAL BALLOT
DUES**

December 4, 2012, Sandpiper Room
8:00 a.m. to 3:00 p.m.

December 5, 2012, Community Hall, Room 3
9:00 a.m. to 5:00 p.m.

MEMBERSHIP DUES FOR 2013

To be divided between the following funds in the amount stated:

General Operating Fund	\$231.00
Replacement Reserve Fund	30.00
Replacement Reserve for Furniture & Equipment	5.00
Reserve for Hurricane Deductible	<u>3.00</u>
	\$269.00 per member

FOR

AGAINST



**COMMUNITY
ASSOCIATION, INC.**

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

SECRETARY'S CERTIFICATION

ELECTION OF 2013 OFFICERS

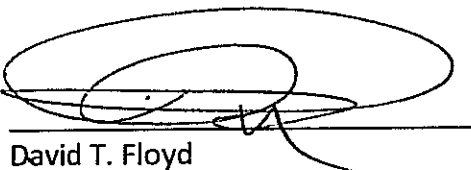
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.

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 quorum was established and a properly called vote for the election of the Community Association's 2013 Officers was held on December 6, 2012 at 9:00 a.m. in the Community Association's boardroom.

The result of the election for Officers was:

President	Edmund L. Barnes
Vice President	Jane Keegan
Secretary	David T. Floyd
Treasurer	Neil S. Rothfield

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 6th day of December, 2012.



David T. Floyd
Corporate Secretary

Later in this meeting you will hear a Special Report from the Elections Committee on this election. I am disappointed in the light voter turnout we had – with about 17% of the members voting. However, this compares to the average number of voters per year for the last five years so I guess I shouldn't be disappointed. Even though we are not of the same significance as the national elections there is a stark contrast in voting habits. In the November election the two SCC precincts, 909 and 921, Florida Room and Community Hall had 85.93% of the registered voters voted. That is a significant difference in voting patterns. So if you have any ideas on how we might increase voter participation, I would be interested in hearing them.

This 2013 Board will have some major challenges facing it. I will provide more details at the January Membership Meeting; however, this is what I see as the major challenges for the coming year.

First – the inclusion or not of Freedom Plaza and Sun Towers. I plan to have a Town Hall Meeting in January to review this issue in detail, followed by a membership vote in late January or early February. Working with our lawyers we have come up with a method to accomplish this with minimal change. However, since this will impact everyone, I feel it is an issue we need to take to the membership. The two Coffee and Conversations we had during the summer were very positive. However, the newsletter survey was inconclusive and in past referendums, the membership has said no. I would like to put this to bed with the membership as a whole having a voice in this matter.

Second challenge – is the development of a Master Plan based on the Community Survey which transitions the Blue Ribbon Committee report to actual projects with dollars and a time line. This will take the form of an overall Master Plan for your Community Association. Building this plan is a BOD responsibility and will involve a Long Range Plan Implementation Task Force. Smaller projects may be undertaken with BOD action but the bigger projects will require membership approval.

Third challenge – is Pebble Beach Maintenance. We have a task force headed by Paul Wheat working to develop options for doing this maintenance in the future. There are a number of options to be considered, but this issue will be decided by a members vote. In March at the Membership meeting or a Town Hall Meeting, I plan to have Paul Wheat give a report to the Membership on the status of the task force. That will be a very important meeting for the membership so we will give you advance notice of this meeting.

Fourth challenge - improve our communications with the membership. The objective is to ensure we provide you with enough information to make informed decisions on membership votes, as well as ensure that we keep you apprised of what the Board is working on a week by week basis.

These challenges, in addition to the normal business, should give this Board a plateful for the next year.

The Holiday Golf Cart parade was successful no matter how you measured it – there were 160 carts in the parade and I don't know how many observers along the parade route, but it seemed like a larger crowd than last year. It was a great turnout. Minto provided \$5,000 in cash awards for four places in four different categories plus a Best of Show Award. Minto also sponsored a Winter Festival on the Atrium Plaza with food vendors, arts and crafts sellers, free massages, and even live music with an Elvis and Marilyn Monroe. The Winter Festival was well attended and certainly added to the festivities of the parade. My thanks to Minto for all of their support in making this golf cart parade a success.

Maybe best of all, our beloved Ann Marie Lebanc served as the Grand Marshall of the parade while riding in Paul Courter's antique powder blue 1960 Oldsmobile 88 convertible. Our thanks to Paul for providing that car.

In case, you didn't hear Linda and Ron Ringenbach from Kings Point won both the individual cart and best in show awards. Next year we need to get our creative juices flowing and win that honor back to Sun City Center.

Next year promises to be even better – so start thinking about decorating your cart. Don't do like I did and wait until the last minute.

I want to take this opportunity to wish everyone a Happy and Safe Holidays. Let our thoughts and prayers be with our troops serving in faraway places in the world guaranteeing that we can enjoy the freedoms we have. Those of you traveling to be with family and friends over the holidays, please travel safely.

This is the time of the year we think about those of us who are less fortunate than we are. This is a good time of the year to think about donating to the Hardship Fund. The Hardship Fund donations are used to pay the membership dues of our less fortunate members. For those of you who don't know, we have a 3 member Board panel which rigorously reviews each hardship application against some very strict financial standards to ensure applicants are in need of these funds. This is a donation to a very worthy cause and I encourage you to make a donation no matter how small or large.

Sun City Center Community Association

Board of Directors Meeting

December 12, 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 months.

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 --- These were wonderful events attended by hundreds of our members and their families. If you missed them this year be sure and mark your calendars for next year. They are too good to miss.

Room Renovations --- The Caper Room is completed and now we will be working on the Horizon Room as soon as the Board has a chance to review which will probably be January or February of 2013.

Resident Count --- As of November 30th, total residents were 10,462 and total membership dues were 11,192. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Lap Pool --- For safety reasons and to reduce liability exposure we installed a large ladder in the deepest end of the pool to help our members that had problems getting out with the shorter existing ladders. We placed the ladder in the current position to eliminate any interference at the end of the lane. This change was requested by a number of pool users.

December 12, 2012

To: President, Sun City Center Community Association

From: Chairman, Blue Ribbon Committee

Subject.: Blue Ribbon Committee (BRC) Report

The BRC was formed consisting of 9 CA members having a diversified background. This allowed the committee to have a balanced approach in analyzing the survey results.

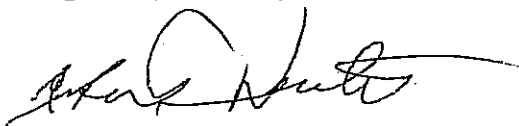
Sun City Center is fortunate to have a Capital Fund that is 100% funded by the sale of homes. This is a restricted fund that has been designated to enhance the amenities of our community.

The objective of the committee was to develop a short term and long term plan based on the Membership Survey to create an avenue enabling the Community Association Board to act in the development for the growth of Sun City Center amenities. The establish parameters for the BRC were only the items that were in the survey to be considered for the short and long term targets. All other considerations should be explored by other groups or committees at a later date.

The BRC had two objectives:

1. Review the survey results and establish a recommended order to proceed by prioritizing the survey results. Assignments were given to the committee members to go on site and study various approaches and to talk to key individual that would have valuable inputs to assist in the conclusions. This approach resulted in reducing the survey responses to 37 topics to be evaluated.
2. Provide a "guesstimate cost" to achieve the desired results. Attached is the Blue Ribbon Committee recommended short term and long term recommendations in a numerical order of recommendation with the associated cost.

I wish to commend the committee members listed below for their efforts in compiling this short and long term plan and providing insight to the results of the Membership Survey.



Robert Deutel
Chairman of Blue Ribbon Committee

Committee Members: Jim Duffy
Art Erickson
Bob Guzinsky
George Lott

Barb Mignogna
Cheryl Sari
Don Schang
Joy Sparkman

MASTER PLAN

SHORT TERM - 2013+2

Priority	Item	Est. in \$000	Remarks
1	Café	\$325	The café was proposed on two previous plans for expansion, but funding was not available. Survey indicated other request that will be included. It is proposed to be located across from the Florida Room.
2	Entertainment Bldg.	\$950	The Concept of this building is very similar to the existing Florida Room. The Florida room has a continuous demand in peak season. Example, it is completely reserved for November and December. A kitchen will be included and the room will have a moveable sound proof wall that will divide into two rooms accommodating 90 people per room.
3	Outdoor Parking	\$400	This will give additional parking space at the main campus. This item should be considered in conjunction with #2 Entertainment Bldg
4	Additional Club Rooms	\$250	Consideration of one being dedicated as a dance studio. Layout should accommodate future rooms. This item should be considered in conjunction with #2 Entertainment Bldg
5	Visitors Center	\$270	Located on the SE corner of the main campus, Cherry Hills and North Pebble Beach. Consideration should then be considered to relocate the Security Building if there is adequate space or relocate to the old Visitors Center location and this will allow for expansion of the CA office.
6	Walking Trails	\$5	Trails already exist at the West Campus. It is maintained by Eagle Audubon and is identified as Window in the Woods with an enclosure to observe wildlife. Signs and publicity is a must. Another trail can be established at the South Campus. Again signs and resting bench would be required. An agreement with Freedom Plaza may be required.
7	Directional Signs	\$3	Being developed by the CA
8	Restrooms	-	CA will replace in 2013 and funding will be from the Reserve Replacement Fund
9	Improve Outside Lighting	\$12	On going investigation and to be part of the expansion.
10	Library Improvements	\$0	The goal is to provide members access to the inter-net. Can utilize the Computers in the Computer Room in the mornings.
11	Energy Efficient Rooms	\$2	On going program to switch over to programmable thermostats and motion detectors for lighting control.

Blue Ribbon Committee Report
December 12, 2012

12	Hurricane Shelters	\$0	Cost prohibitive and must make it available to non-residents.
13	Environmentally Friendly	\$0	Ambiguous
14	Activities Director	\$0	Low acceptance on survey. (Recreational related)
15	Valet parking.	\$0	By event
16	Wi-Fi Access	\$0	Presently exist on CA property.
17	Shuttle Transportation	\$0	Not required since SCC Ride, Hartline and Good Samaritan is available.
18	Social Service Office	\$0	Health related - Services are available from South Bay, UCC College, and many medical lectures.
19	Online reservation system	\$0	Investigate by office staff as needed. Educating members how to use would be a problem.
20	Improve CA website	\$0	On going and implement as required.
21	Farmers market/fair/expo	\$0	Market would be in parking lot. Farmers Market was a failure early this year at Kings Point. Winter Festival is provided at Central Campus. Health Fair and Expo are provided at the C.H.
22	Improve Landscaping	\$0	On going improvements are made from the operating budget. Additional enhancements will be as we expand.
23	Picnic area	\$0	Utilize horseshoe pavilion
24	Children's playground	\$0	Inadequate space and low acceptance on survey.
25	South Campus Pool	\$0	Inadequate space and low acceptance on survey
26	Children's pool	\$0	Inadequate space and low acceptance on survey.
27	Archery Range	\$0	Space could be provided off West Del Webb however there was low acceptance on survey.
28	Outdoor amphitheater	\$0	Inadequate space and low acceptance on survey.
29	Indoor security cameras	\$0	Expensive to operate and no justification.
TOTAL		\$2,217	

LONG TERM

30	Modern facades		TBD on existing buildings
31	New 400 seat theater	\$2,000	Present information does not justify a new theater. Present 200 seat theater is occupied at 85% capacity. To increase attendance strong marketing effort would have to be conducted outside of SCC to increase the attendance. Spending our money to benefit outsiders is not desirable.
32	North course acquisition		Will evaluate when available.
33	Indoor courts		TBD
34	New CA offices		TBD
35	Lake for water sports		TBD
36	New library		TBD as library requirements are changing quickly.
37	Outdoor exercise area	\$625	TBD

BRC MP#3