

SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 5, 2011
7:00 PM - COMMUNITY HALL

SECRETARY'S REVIEW FOR THE RECORD

DIRECTORS PRESENT

Ed Barnes, President	Al Alderman	Martin Hurwitz
David Floyd, Corporate Secretary	Bob Black	Ann Marie Leblanc
	Chuck Collett	Don Schings

OTHERS PRESENT

Sam Sudman, Director Elect	Neil Rothfeld, Treasurer
	Lyn Reitz, Community Manager
	Carol Donner, Recording Secretary

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Barnes welcomed the membership and called the meeting to order at 7:00 PM. The membership joined Director Schings in the Pledge of Allegiance. A quorum was not established with only 170 members present.

II APPROVAL OF MINUTES

The Minutes of the March 24, 2010 Membership Meeting were distributed to the membership but could not be approved since a quorum was not met.

III. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through November 30, 2010. The Operating Fund had a net cash balance of \$697,740. In the Capital Fund, there was a balance of \$609,325. The balance in the Replacement Fund was \$1,299,032 and there was \$29,753 in the Renovation Fund. Transfer fees were received on 20 homes during December for a total year-to-date of 275 homes closed vs. a budget of 240.

IV. COMMUNITY MANAGER'S REPORT

Manager Lyn Reitz reported that FunFest will be held on March 19 and those clubs who wish to participate should contact Linda Cannarella in the CA office. A shredding day has been scheduled for March 14 from 9 a.m. to 12 noon behind the CA and Security Patrol office. The CA covers the cost as a benefit to its members. She reminded the members of the Volunteer Luncheon scheduled for January 21 from noon to 2 p.m. in the Florida Room. She congratulated the following employees for their years of service and dedication to our community:

Terry Hoffman, Maintenance Department – 10 years
Yvonne Casavant, Library Associate – 10 years
Carol Donner, Executive Board Secretary – 15 years
Gene Husted, Events and Set-up Supervisor – 25 years

V. 50th ANNIVERSARY UPDATE

Director Leblanc announced that there will be a kick-off parade on May 1st which will include bands, horses, floats, etc. She invited clubs to participate. After the parade, you will be able to purchase a hot dog, chips and soda for 50 cents. A brochure of all activities throughout the year will be delivered to everyone's home prior to May 1st.

VI. AWARDS & RECOGNITION

President Barnes introduced the members of the 2010 Board of Directors and recognized their achievements this past year.

President Barnes recognized the following 2010 Committee Chairpersons:

- Jim Blackstone, Fitness Center Committee
- John Bowker, History Society of Sun City Center and Hospitality Committee
- Paul Courter, Public Relations Task Force
- Tom & Mary Culliton, Internal Audit Committee
- Janet Love, Bingo Committee
- Jerry Mahoney, Budget Committee
- Dale Potter, Consumer Affairs Committee
- Karen Ryan, Membership Directory Committee
- Judy Schings, Entertainment Committee
- Bob Shangraw and Don Nathan, Government Affairs Committee
- Tommy Wardlow and Barbara Gingrich, Elections Committee
- Paul Wheat, Restrictive Covenants Committee

President Barnes also recognized the following people:

- Jane Keegan, Chair of FunFest
- Karen Jones, Editor-in-Chief of "The News of Sun City Center"
- John McRee, Monday Movies
- Nan Baytos and Maggie Pliska, Decorating Committee
- Tom Schmitt, Web Master for www.suncitycenter.org
- Anne Cross, member of the Board of Directors from January, 2009 thru October, 2010; Corporate Secretary in 2010 thru October; the Holiday Golf Cart Parade and Moderator of the Community Plan.
- Dick Edwards, Key Card Task Force and member of the North Lakes Conversion Task Force and TPO.
- Uta Kuhn, President of the Patriots Club, for her dedication to seeing that the flags are flying on S.R. 674 during the year

He thanked all of the above and their respective members who are listed in the January issue of "The News of Sun City Center". All of the CA volunteers are invited to a picnic lunch in their honor on Friday, January 21, from 12 noon to 2 p.m. in the Florida Room.

President Barnes presented a plaque to outgoing Director Don Schings for his exemplary service as a director from January 5, 2005 to January 5, 2011; as Corporate Secretary from January 3, 2007 to January 6, 2010; and for his dedication to the community as an advocate to Hillsborough County.

VII. INSTALLATION OF NEWLY ELECTED DIRECTORS

Director Alderman administered the Oath of Office to newly elected Directors Ed Barnes, Bob Black, David Floyd and Sam Sudman.

VIII. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

IX. GENERAL DISCUSSION BY MEMBERS

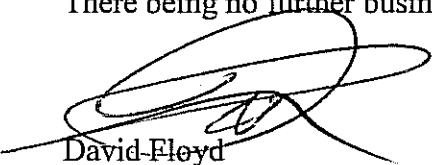
Dave Brown spoke about the regulations from the Florida Department of Environmental Protection on back flow meters that would affect about 1,000 homes in Sun City Center where the owners use water from wells or ponds to irrigate their lawns. A meter could cost about \$700 to install and another \$100 per year to test and maintain the meter and serve no purpose. Dave announced that he was just appointed by the BOCC to the Hillsborough County Cross Connection Control Board which will review these regulations as they apply to us. He thanked the Board and other members of the community who supported his application.

Tom McNichol inquired about the status of South Bay Hospital.

Tom Winder suggested signs be put out on the lawn announcing that a membership meeting is being held. You might get more people to attend.

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8:05 p.m.



David-Floyd
Corporate Secretary

DF:cd
Attachment

President Ed Barnes' Report – Membership Meeting – January 5, 2011

2010 was a very good year for Sun City Center. We had some significant accomplishments:

- We got the golf cart path to Wal-Mart completed and operational.
- Our Community Plan was adopted by Hillsborough County and incorporated into the county comprehensive plan.
- Community Hall got an upgrade in facilities with new tile in the lobby and restrooms; we put new furnishings in the lobby and re-finished floor.
- More handicap parking was installed at the Dog Park and additional parking was created at the Soft Ball Park.
- We hosted a British TV company on a documentary contrasting the fitness of Sun City Center members versus some young Brits – generated good publicity for Sun City Center. This documentary will be shown following this meeting.
- Worked with Hillsborough County to initiate repair of the walking hazards created by the storm drains throughout Sun City Center. We are continuing to meet with the County to accelerate this installation.
- Conducted a study of the North Lakes Golf Course to look at alternative uses of closed course should it become available to us – plan for the future.
- We had a number of social events this year which exceeded expectations:
 - Fun Fest which seems to just get bigger and better every year
 - Hi Neighbor – in November
 - Holiday Walk – in December (over 800 people had breakfast.)
 - Holiday Golf Cart Parade – despite the weather we had a record turnout of carts and the parade was a very successful event.

These are some of the highlights of 2010 – as we look back 2010 was a very good year for Sun City Center in many respects.

It seems like 2011 will be a challenging year with many opportunities to excel, as well as many challenges to overcome.

The first issue this new BOD will have to face, will be the appointment of a Director for the vacated position. This will take place at the January 12 Board Meeting. That will give us the full complement of 9 Directors.

The next set of major issues we as a community will need to face in 2011 is that of the South Pebble Beach Blvd and U.S. 301 connector. This issue surfaced when the current developer, Minto, submitted a change to the SCC General Site Development Plan, to eliminate the South Pebble Beach Blvd and U.S. 301 connector. In the change application the developer cited three reasons why this connection should be eliminated from the plan: (1) the residents of SCC wanted the connection removed. (2) An alternative route out of the southern part of SCC was available via Trinity Lakes Drive and (3) a traffic study indicated that South Pebble Beach Drive had sufficient capacity to handle traffic from the southern part of SCC after build out. After doing some research, it was never clear to me that an official vote of all residents was taken on whether to keep the connector on the GSDP or to remove it. In addition, the more I delved into this issue the more controversial it seemed to get. So in order to get this issue resolved we plan to hold a referendum on this issue in late February. To ensure that everyone has the opportunity to hear the pros and cons of whether to keep or remove this connection, we plan to

have a Town Hall Meeting on January 20 here in the Community Hall at 7 PM. My current plan is to have the Developer explain why they want the connection removed, the local resource deputy to explain any safety and security issues associated with opening SPB to US 301, a speaker who supports keeping the opening in GSDP and a speaker who is against keeping the opening on the GSDP. I am negotiating with Hillsborough County Planning and Growth Management to have someone speak on the overall process. The objective of this Town Hall Meeting is to provide the pros and cons of this action and to hear from our residents. Hopefully, this meeting will arm all of our residents with the facts necessary to make an informed vote.

The next issue we need to face this year is that of the long term growth plan for Sun City Center - a Long Term Strategic Plan. We need a roadmap of where we are going in the next 5 to 10 years. The initial step in developing this plan is to get some idea from the members as to what they would like to see done with our facilities over the long term. In 5 – 8 years, Minto will not be here to promote SCC as the great place it is to live. That will be our, the collective our as everyone here, job to help promote SCC to the outside world. One element of that is to have facilities that are attractive and meet the needs of the members. So in the next month or so we are going to ask you members what you would like to see in terms of facilities – we plan to do this with a survey in the News of Sun City Center. Once we have that survey we will complete the Long Term Strategic Plan and submit that to the membership for approval. It seems to me that if we are going to have a strategic plan for the future, that our timing could not be better. Building costs are at all time lows and will only go up as the economy picks up in addition to interest rates being at an all time low. All of the indicators seem to point to the direction that the timing is right to start implementing a plan in the very near future. This is a very important issue for the future of Sun City Center and deserves the attention of all of our members.

Another major issue we will face is related to the Minto departure which is a plan and means to provide maintenance of the medians on Pebble Beach. The medians are/or will soon be Hillsborough County property. The issue is how those medians should be maintained in the future. Now is the time to make some progress on this issue and to work with the developer to get the type of medians we want. We as a community need to come together to start laying out a plan of alternatives and how each alternative might impact SCC. This is an issue that needs to be addressed by a grass roots members group similar to what was done with the Community Plan. I am hoping that I can convince some of our prominent members, like Paul Wheat, who are good at organizing efforts such as this, to kick this off this year and make some progress.

Looking into the future I am convinced that some day in the not too distant future we will be faced with what to do with the North Lakes Golf Course property – it is my firm belief that this property will come back to us. It will provide us with the opportunity to have a true recreation area and relieve the severe parking problem we have at the North Campus around the Atrium. The study that Director Hurwitz did makes great strides in laying the foundation for what we might want to do with this property. Copies of this report are in the Library and I encourage you to take a look at it.

2011 will be a year with challenges and opportunities for all of us. I think, you the members have selected an excellent Board of Directors for your Community Association. This is a Board who will get a lot done and help guide all of us thru some very interesting times this next year. I look forward to serving you and in making Sun City Center an even better place to live, for active adults.