

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 2, 2013
7:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

Ed Barnes, President
Jane Keegan, Vice President
David Floyd, Secretary

Al Alderman
Chuck Collett
Howie Griffin

Martin Hurwitz
Sam Sudman

DIRECTORS ABSENT

Ann Marie Leblanc

OTHERS PRESENT

Neil Rothfeld, Treasurer/Director Elect
Mike Killian, Director Elect
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 p.m. The membership joined Director Hurwitz in the Pledge of Allegiance. A quorum was established with 294 members present.

II. APPROVAL OF MINUTES

The minutes of October 26, 2011 and December 15, 2011 were distributed to the membership. There being no corrections or additions, the minutes were approved as presented.

III. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through December 31, 2012 that were preliminary subject to audit. The Operating Fund had a net cash balance of \$509,532. Liens filed were \$86,763. In the Capital Fund, there was a balance of \$1,543,432. Capital Fund Fees were received on 33 homes in December for a total of 384 homes for the year versus a budget of 240 homes. In the Replacement Fund, there was a balance of \$1,658,145. The Renovation Fund had a balance of \$30,794.

IV. COMMUNITY MANAGER'S REPORT

Manager Lyn Reitz hoped everyone was pleased with the outcome of the many projects that were done last year in refreshing the campus and facilities. FunFest will be on March 16 and if you are a club and want to participate, please register in the CA Office. Shredding Day is scheduled for March 22 from 9 am to Noon behind the CA office. She congratulated the following Maintenance employees for hitting milestones in their years of service: Ken Johnson – 10 years; John Lyons – 10 years and Lupe Morales – 15 years.

V. AWARDS AND RECOGNITION

President Barnes introduced the members of the 2012 Board of Directors and recognized their achievements in 2012 as mentioned in his President's Report attached.

President Barnes recognized the following 2012 Committee Chairpersons;

- Jerry Mahoney, Budget Committee
- Dale Potter, Consumer Affairs Committee
- Tommy Wardlow and Barbara Gingrich, Elections Committee
- Bob Shangraw and Don Nathan, Government Affairs Committee
- John Bowker, History Society of Sun City Center
- Tom & Mary Culliton, Internal Audit Committee
- Jan Love, Bingo Committee
- Judy Schings, Entertainment Committee
- Bob Black, Public Relations
- Karen Ryan, Membership Directory Committee
- Paul Wheat, Restrictive Covenants Committee & Pebble Beach Blvd. Maintenance Task Force
- Roy & Helen Skinner, Monday Movies
- Nan Baytos & Maggie Pliska, Web Site Committee and Decorating Committee
- Bob Deutel, Blue Ribbon Committee

President Barnes also recognized the following people with a Certificate of Appreciation for services rendered to the Community Association in 2012.

- Karen Jones, Editor-in-Chief of “The News of Sun City Center” who has done a superb job of editing, publishing and growing the CA Newsletter since 2009.
- Joe Elam, Chair of the Hospitality Committee, who did an outstanding job in running the Community Information Center and Hi Neighbor.
- Dave Birkett for the outstanding job he and his committee did in planning the Holiday Golf Cart parade in which we had over 160 decorated golf carts.
- Bill Hodges who created the revolving pictures covering our local events that you see in the Atrium.
- Joanne Sudman for her outstanding service as Co-Chair of the 4th of July and Holiday Walk breakfasts.
- Paul Wheat for his outstanding service in working with homeowner associations with expired documents.

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, February 15th from 12 noon to 2 p.m. in the Florida Room.

President Barnes then presented a Certificate of Appreciation to Jim Rottman, President of The Men’s Club, in honor of the 50th Anniversary of The Men’s Club. This service organization provides a variety of services to Sun City Center. They have also provided funds to the Association to improve the facilities such as the automatic sliding doors, hearing loops in the Florida Room and Community Hall, defibrillators, etc.

Although not present, President Barnes awarded a plaque to outgoing Director Ann Marie Leblanc for her dedicated and outstanding service as a Director from January 3, 2007 to January 2, 2013 and as Vice President from January 14, 2009 to January 6, 2010. He stated that Ann Marie will long be remembered for the many things she did for Sun City Center especially the 4th of July fireworks and the 50th Anniversary celebrations.

President Barnes presented a plaque to outgoing Director Martin Hurwitz with sincere appreciation for his dedicated and valuable service as a Director from January 6, 2010 to January 2, 2013. During his tenure on the Board, he provided insight, analysis and assistance through some tough issues. It was Martin's tenacity that helped us finally obtain access to the 37 acres we own off of Del Webb West.

VI. INSTALLATION OF NEWLY ELECTED DIRECTORS

President Barnes administered the Oath of Office to newly elected Directors Chuck Collett, Mike Killian and Neil Rothfeld.

VII. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

VIII. GENERAL DISCUSSION BY MEMBERS

Frances Myers expressed concern about the bridge on North Pebble Beach where the walls are sinking into the water.

Bob Black read letter that was sent to Security Patrol members and several members responded.

Chuck Schindler asked why the Café was not built when it was approved 6 years ago. *They ran out of money.*

Rich Bargfrede asked what were the benefits of inviting Freedom Plaza and Sun Towers to use our facilities. *The CA would receive about \$130,000 additional revenue annually. Based on usage records of Aston Gardens and the Courtyards, would probably pick up about 100 active users.*

Ken Barringer inquired about blacktopping Platinum Drive and other streets in town that need it. *Because of County budget constraints, the streets would have to have serious pot holes and cracking.*

Gerald Collings asked if the members will vote on the master plan. *They will vote on any project that exceeds the 15% of the Operating Budget.* He also asked if it would be considered one package like the last time. *No, there will be individual projects.*

Jerry Werle:

- How are the 5 acres on the North Course going to be developed? *This will be included in the Master Plan.*
- What are the plans for the West Campus and what is the access into that property? *There are no plans at this time. Access is off of Del Webb Blvd.*
- Is there enough space to build a Welcome Center on the corner of Cherry Hills Drive and Pebble Beach? *This needs to be looked into.*
- Why did the Blue Ribbon Panel decide to put the CA office so far down on the priority list and the café at the top? *The panel felt it was better to acquire something we don't have rather than something we already have. Café was first because it was previously approved by the members.*
- Would it be possible to use the old golf cart trails on the North Course? *ClubLink is not interested in doing anything to the golf course at this time.*
- What is the limit the Board could spend on an individual project? *15% of the operating budget – roughly \$450,000.*

Juanita Butte commented on the heavy increase in traffic on South Pebble Beach Boulevard and the fact that it is becoming a speed racetrack.

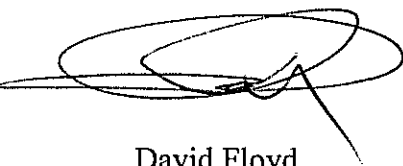
Tom McNichol asked if there was any further discussion on extending the golf cart path to U.S. 75? *Since it is a state road, would have to go through FDOT and would be costly.*

Jerry Anderson asked if the Board was talking about an Archery Range. *There is no project to-date.*

Judy Clapp asked that the Board not break down large projects into smaller ones to avoid the 15% limit. *Within the long range plan, there are some projects we will be able to approve without a community vote. The community will see the master plan before it goes forward.*

IX. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8.20 p.m.



David Floyd
Corporate Secretary

DF: cd
Attachment

President's Report – Annual Membership Meeting – January 2, 2013

I first want to introduce the 2012 Board of Directors and recognize their achievements in 2012.

Chuck Collett – Chuck served as Vice President of the Board, Chair of the Management Contract Task Force, Chair of the Communications Committee and Community Development Planning Committee, Liaison to the Public Relations Task Force, Public Affairs Task Force and Pebble Beach Blvd Maintenance.

David Floyd – Served as the Corporate Secretary, Board representative to the Greater Sun City Center Beautification Corp and the Arena Group. David has also been responsible for the many policy updates that have been implemented this year as well as, overseeing the Age and Family Restrictions for Sun City Center.

Howie Griffin – Liaison to the Council of Owner-Associations Presidents (CO-AP), Co-chair of the Community Leaders Group and Liaison to the Elections Committee, Entertainment Committee and Restrictive Covenants Committee

Martin Hurwitz - Member of the Long Range Planning Implementation Task Force, Liaison to CERT and has been very instrumental in working on the CA enhancement plans.

Jane Keegan – Served as Club Liaison Director, Chairperson of Fun Fest 2012 and the Hardship Panel, Co-Chair of the Leaders Group and Liaison to the Consumer Affairs Committee.

Sam Sudman – Board Representative to the South Shore Round Table, Chair of the Fitness Committee, Liaison to Governmental Affairs Committee, Chamber of Commerce and Hospitality Committee; Oversight of the Membership Directory and member of the Hardship Panel. Sam was also Co-chair, along with his wife Joanne, of the Holiday Breakfasts. Sam has been my representative to the County Staff and has built a great relationship with them.

Ann Marie Leblanc (Who is not with us tonight): Liaison to Holiday Walk, Golf Cart Parade, Bingo Committee, History Society, and the Newsletter and was also the Assistant Club Liaison Director. Ann Marie was also Chair of the 50th Anniversary and July 4th Fireworks.

Al Alderman (Who is not with us tonight) – Chairman of The Projects Office (TPO), monitored maintenance activities and was the alternate representative to the South Shore Round Table

Neil Rothfeld – Neil was not a voting member of the Board in 2012, but has served as our Treasurer and is a valuable consultant to the Board, as well as liaison to the Budget Committee and a member of the Hardship Panel. As you know, next year Neil will also be a voting member of the Board.

Many people ask what do Directors do? Each Board member has some very specific assignments they are responsible for – this list is published on an annual basis. We will post the

2013 list on the CA Web site, on CA bulletin boards and make copies available in CA Office. If you have a question, issue or concerns, call one of the Directors at 633-3500.

I want to thank each Director and Neil for all of the support and guidance they have provided me this past year. Thank you very much for a job well done.

2012 was a good year for Sun City Center. Here are some of our more significant accomplishments:

- Conducted a survey of the community to determine what the members thought about Sun City Center and where we should go in the future.
- Obtained five acres on the North Lakes Golf Course to make space for expansion of our facilities
- Obtained access to the 37 acres we own off of West Del Webb.
- Held the biggest Christmas Golf Cart parade in SCC History with 160 decorated golf carts. We were able to give away \$5000 in prize money thanks to Minto Communities.
- Re-competed our Management Contract with Continental Group for another five years and thanks to the efforts of Director Chuck Collett we actually reduced our costs.
- Held the second annual SCC July 4 Fireworks display– an even more successful event than the first one – on tap to do it again next year.
- Held a July 4th and Holiday Breakfast with the help of about 100 volunteers
- Renovated Sandpiper, Royal and Caper Rooms
- Refurbished the outdoor pool, deck area with new umbrellas and bathrooms and upgraded the outdoor furniture
- Refurbished the CA Conference Room and CA Front Office

These are just some of the highlights of 2012.

2013 will be a challenging year with many opportunities to excel, as well as many challenges to overcome. The 2013 Board will have some major challenges.

First challenge– is the possible inclusion or not of Freedom Plaza and Sun Towers. We have provided the management companies of both organizations with draft agreements. If we reach some kind of tentative agreement with the management companies we will hold a Town Hall meeting and membership vote. Currently the ball is in the court of the two management companies as we await a response. It is not clear to me that we can come to an agreement with either of these organizations, but we will see. Working with our lawyers we have come up with a method to accomplish this with minimal change to our documents. Essentially, the framework for allowing use of the facilities by Freedom Plaza and Sun Towers is by a user's fee which will permit only use of the facilities – they will not be members of the CA they will only be allowed to use the facilities and join the CA Clubs. This will require a change in Board Policy but will also allow future Boards to back out of this relationship if things don't work out and conversely it will allow future Boards to expand even further if this does work out. There is no clear guidance as to whether we should do this or not – we had two very positive Coffee and Conversations this summer but in the past the membership rejected this idea – the rejection was in 1990 and under a different set of circumstances. However, since this could impact everyone,

I feel it is an issue we need to take to the membership and would like to put this to bed with the membership vote.

Second challenge – is the development of a Master Plan for the Community Association based on the Community Survey. We conducted the Community Survey to determine the member's desires as far as what we should do in the future. With a 43% response rate we feel that we have an accurate reflection of the members desires. The Blue Ribbon Committee reviewed the Community Survey and propose a path forward. More specifically, the Committee charter was to develop a time phased action plan by recommending the order of the enhancement projects and providing a rough order of magnitude of costs. The committee's final report identified 29 short term projects at a rough cost of \$2.2M that could be implemented over the next three years. Some of these projects will require membership approval due to the magnitude of the dollars involved. The final report also identified 8 long term projects that should be considered for implementation in the next 4 to 10 years. The Blue Ribbon Committee composed of 9 members did a super job of reviewing the Community Survey and translating these results into an action plan.

A copy of their report is available on our web site – www.suncitycenter.org or you may pick up a copy in the CA office.

The next step in this process will be for the Board to take the Blue Ribbon Committed report plus other input we have received and put this into 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 Committee composed of David Floyd, Chuck Collett and Howie Griffin. This committee will consider the Blue Ribbon Committee (BRC) report, elements of the previous planning efforts, additional factors which have evolved since the Community Survey and input from the membership in developing an overall Master Plan. The output of this effort will be a time phased plan of projects to improve and/or upgrade the overall facilities of the SCCCA. There are several elements included under the umbrella of the LRPIC.

1. The TPO will actually develop the Master Plan physical document. I plan to expand the TPO to include some additional members.
2. Campus Improvements Sub-committee: This subcommittee will examine the existing facilities to determine any needed improvements and upgrades. The needed improvements would be coordinated with new construction. Funding would come primarily from the reserve for replacements
3. Financing Sub-committee: The purpose of this committee will be to review the possible alternatives for financing as we go downstream.
4. Communication and community information Sub-committee: The purpose of this subcommittee will be to keep the membership informed of the overall progress with newsletter articles, presentations to clubs and other groups.

There is no set timeframe for completing the Master Plan but I hope to have it completed at least in draft form before spring and before the snow birds go home with final completion of the plan by early fall.

Third challenge – is Pebble Beach Maintenance both North and South. In the not too distant future Minto will be leaving Sun City Center for good – when that happens we have to have a plan in place for maintenance of Pebble Beach Blvd. We have a commitment to come up with a plan on how we as a community, want to proceed with this issue. There are a number of options for conducting maintenance on Pebble Beach Blvd in the future. We have a task force headed by Paul Wheat and composed of 12 community members plus a consultant from Minto, who are developing options for doing this maintenance in the future. There are a number of possible options, but this issue will be decided by a members vote. In March, at the Membership meeting I plan to have Paul Wheat provide a report to the Membership on the status of the task force. In addition, I plan to hold several Coffee and Conversations and/or Town Hall Meetings over the course of the summer and fall on this subject.

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. We plan to continue the What's Up At the CA emails as well as more articles in the NEWS of Sun City Center concerning specific issues the Board is working on. If you don't receive the What's Up At the CA emails and would like to, you can leave your email address with the receptionist at the front desk of the CA Office or send us an email to sccboard@suncitycenter.org and ask to be added to our email list.

2013 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.