

APPROVED

MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 10, 2012  
ROLLINS THEATER

**DIRECTORS PRESENT**

Ed Barnes, President

Chuck Collett, Vice President

David Floyd, Secretary

Al Alderman

Howie Griffin

Martin Hurwitz

Jane Keegan

Ann Marie Leblanc

Sam Sudman

**OTHERS PRESENT**

Neil Rothfeld, Treasurer

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

23 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**

There being no objections or corrections, the minutes of the Board Meeting held on September 12, 2012 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements –Secretary Floyd reported that the CA had received \$137 from Monday Movies to offset license fees. He also reported that the CA received a grant from the Community Foundation of Greater Sun City Center (the Durward & Janet Siville Fund) in the amount of \$5,859 for the SCC Library.

**IV. PRESIDENT'S REPORT**

A copy of President Barnes' report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through September 30, 2012. The Operating Fund has a net cash balance of \$1,162,375. Liens filed were \$94,706 vs. \$99,306 in July. In the Capital Fund, there is a balance of \$1,398,569. Capital Fund Fees were received on 29 homes in September for a year-to-date of 288 homes versus a budget for the year of 240 homes. In the Replacement Fund, there is a balance of \$1,735,700. The Renovation Fund has a balance of \$31,413.

**VI. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

## VII. STANDING COMMITTEE REPORTS (None)

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS

### Holiday Walk and Breakfast

Director Sudman reported that the Holiday Walk and Breakfast is scheduled for December 1. The breakfast will begin at 7 am and end at noon. It will be held in the Florida, Armstrong and Heritage Rooms. His committee is looking for volunteers for two shifts. Various clubs on the central campus will be open from 9 am to noon.

## IX. UNFINISHED BUSINESS

## X. NEW BUSINESS

### 1. Approval of 2013 Budget:

Secretary Floyd **MOVED** that the Board approve the 2013 Budget as prepared by the Budget Committee. **SECOND:** Director Sudman. Vice President Collett **MOVED** to amend the budget by reducing the dues increase from \$9.00 to \$6.00. **SECOND:** Director Alderman. Director Hurwitz **MOVED** to table this until the Budget Committee, Community Manager and Treasurer look at the budget and show us where a \$3 reduction could be taken. **SECOND:** Secretary Floyd. **VOTE** by roll call: Directors Alderman, Hurwitz, Floyd, Griffin and Sudman in favor. Directors Keegan, Collett, Barnes and Leblanc were against. Motion passed. President Barnes called for a Special Board of Directors Meeting on Wednesday, October 17, 2012 at 9 am in the Board Room on this item.

### 2. Approval of tile replacement in the Caper Room

Director Alderman **MOVED** that the Board approve a contract with John Moore Flooring in the amount of \$14,952 to replace the floor tile in the Caper Room. This will be expensed from Replacement Reserve Account #76802-000-4. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.

### 3. Approval of new tables and chairs in the Caper Room

Director Alderman **MOVED** that the Board approve the replacement of tables and chairs in the Caper Room at an amount not to exceed \$13,500. This will be expensed from Replacement Reserve Account #76701-000-4. **SECOND:** Secretary Floyd. **VOTE:** Unanimous in favor by voice vote. Motion carried.

## XI. GOOD & WELFARE

Vice President Collett reiterated his feelings that the \$2.8 million budget could be reduced by \$33,000 without requiring any reduction in services. Director Hurwitz again stressed you have to know where the budget would be reduced.

## XII. ADJOURNMENT

Secretary Floyd **MOVED** the meeting be adjourned. **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:42 a.m.

## AUDIENCE PARTICIPATION

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

David Floyd  
Corporate Secretary  
DF:cd  
Attachments (2)

President Ed Barnes' Report – Board of Directors Meeting –October 10, 2012

Today the Board will take up the 2013 budget, which I suspect is the reason many of you are here today. I have been telling you for the past few months that dues would increase this year because of increasing prices of those things required to run the CA. I would like to recognize the Budget Committee today – Jerry Mahoney, Bob Cobe and Gene Morris - please stand up. Thank you for all of your hard work in preparing this budget. The Budget Committee is proposing a \$9 dues increase or a 3.4% increase, which is about 17 cents per week per member. Total dues would be \$272 for 2013. The budget presented by the Budget Committee is a fair and reasonable budget to meet the operational needs for next year.

I would like to clear up a couple of rumors I have heard concerning the 2013 budget. The budget is composed of four elements – the Hurricane Fund, Furniture and Equipment Replacement Fund, Replacement Reserve Fund and the Operations Fund. The Hurricane Fund is a reserve account to pay for the insurance deductible we would have to pay if we had a hurricane. The Furniture and Equipment Replacement Fund is for minor replacement of furniture and equipment. The Replacement Reserve account is for replacement of major equipment and major facilities repair – this account is based on an expected life schedule for equipment and facilities developed by GAB Robins, an outside firm, in 2005. The day to day operations funds are for all of those things necessary to run the CA – employee wages and benefits, insurance, utilities, supplies, telephones, maintenance contracts, etc. The \$272 in dues is allocated among those four elements of the Budget and is used to operate and maintain the amenities. The membership will have the opportunity to vote on the 2013 dues December 4 and 5.

The other fund the CA has is the Capital Fund – the Capital Fund is created from what used to be called the Transfer Fee, now the Capital Fund Fee, which stems from the \$1500 fee associated with the resale of houses in SCC. As the name implies, the Capital Fund is used for capital expenditures such as construction of buildings or the acquisition of major assets. Now to clarify the rumor I have heard – the expenses (surveys, legal, etc) incurred to obtain the 5 acres on the North Course were paid for from the Capital Fund not from membership dues. Is this appropriate? In accordance, with GAAP (Generally Accepted Accounting Principles – which is the bible all accountants use and is published by the Financial Accounting Standards Board) these types of expenditures are to be capitalized. The \$9 increase in membership dues for this year is not associated in any way with any expenses incurred to obtain the 5 acres on the North Course. These expenses were paid for by the Capital Fund, not membership dues.

We have four candidates for three positions on the Board of Directors – Mike Killian, Gerald Collings, Neil Rothfeld and Chuck Collett. Each of these positions is for three years. The next event involving the candidates will be Candidates Night on November 14<sup>th</sup> at 7 PM in the Community Hall. As we have had in the past, John Bowker will act as the moderator for the Candidates Night. Everyone is encouraged to attend Candidates Night and hear about the candidates and their platforms.

As most of you know, the results of the survey we took over the course of the summer were presented last Thursday by Dr Matulich. She did an outstanding job with the presentation. The survey results have been posted on the CA web site and two printed copies placed in the library. The survey has some interesting results, but the one that stands out very prominently is that the membership enjoys living in Sun City Center and are very satisfied that they moved here. The survey is very comprehensive and covers lots of areas. Understanding the nuances will take some

effort, but it is a factual survey of the member's desires. To help the Board utilize the results of this study to develop a long range plan for Community Association amenities, a Blue Ribbon Committee has been appointed, made up of CA Members, to use the results of this survey to develop a path forward which will enhance Sun City Center lifestyle as a premier location for active seniors to live and play. This committee is independent of the Board and is chaired by Bob Deutel – members of the committee are Jim Duffy, Art Erickson, Bob Guzinsky, George Lott, Cheryl Sari, Don Schang, Joy Sparkman, and Barbara Mignogna. The initial report from this committee is due November 30 with a final report due December 15<sup>th</sup>. This committee has some very talented people and is very capable of providing a path forward.

There are three significant events in December that you need to be aware of:

- Holiday Walk and Breakfast on December 1 – the breakfast will start at 7 AM and be open until noon and the Holiday Walk which is for the clubs to show and sell their wares will be from 9 AM to 12 PM.
- Membership vote on 4<sup>th</sup> and 5<sup>th</sup> – election of Directors and vote on Membership Dues.
- The Christmas Golf Cart Parade and Winter Festival on December 8 – this year Minto is putting up cash prizes for the best decorated golf carts in a number of classes. The Golf Cart Committee is trying to set a world record for the number of decorated golf carts in a parade – get your clubs, HOAs together and decorate your golf carts and win some money. Minto will sponsor a Winter Festival in the Plaza area that will start right after the parade – there will be food vendors, entertainment, antique car show, and Arts and Crafts vendors.

We are working with Hillsborough County to try and resolve the water issues on the Golf Cart Path to WalMart. A permanent fix on this flooding issue is going to be difficult because of the location of the cart path – path cuts thru private property - and environmental issues. During the rains, while the path has been partially under water, the path was/is still passable. Drivers merely have to slow down and proceed cautiously.

I have met with the owner of the land that surrounds the Golf Cart Path and they are going to clean up the area along East Del Webb south of the Cart Path and eliminate some of the brush that has grown up on curve in the road to improve visibility for golf carts and cars.

Maybe you have noticed the orange cones on the golf cart path near Trinity Lakes Dr (by Sun Towers). The golf cart path on the south side of SR 674 collapsed at the corner of Trinity and SR674. FDOT came in and initiated a repair. The repair was only partially completed because of complications. FDOT is still working to resolve drainage issues.

There are also orange cones at the corner of NPBB and SR 674. We are working with FDOT to resolve some drainage issues which will require some intervention by FDOT. They are developing a plan to correct the problems.

On Friday September 28 we signed an Easement Agreement with HART for a new bus stop shelter at the corner of North Course Lane and North Pebble Beach Blvd. This new bus shelter will replace the bus stop currently located at the North end of the Lawn Bowling Courts. It is expected that the new bus stop shelter will be in place in the December time frame.

# Sun City Center Community Association Board of Directors Meeting

October 10, 2012 from Lyn Reitz, Community Manager

**New Data Entry/Front Office Employee In CA Office ---** Please stop by and meet Claudia Hinson . She took Dolores Whitfield's position due to her transitioning to the Membership position with Lois Keen's retirement. She is doing a great job. Stop in and say hi.

**2013 Budget ---** Please make sure to attend the Budget Presentation to the membership October 24<sup>th</sup> at 7pm in Community Hall to familiarize yourself with next years budget.

**Identity Theft Program ---** Fifth Third Bank will sponsor another Identity Theft Seminar October 23<sup>rd</sup>, at 9am in the Caper Room. Please attend to learn the dos and don'ts of keeping your identity protected. The first program was attended by 25 members that felt it was very beneficial to them.

**Room Renovations ---** We will be working on the Caper Room Renovation if the Board approves today. It will take about a week to ten days to complete and will be completed by next month.

**Resident Count ---** As of September 30<sup>th</sup>, total residents were 10,445 and total membership dues were 11,159. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.