

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 2, 2014
7:00 P.M. – COMMUNITY HALL

SECRETARY'S REVIEW FOR THE RECORD

DIRECTORS PRESENT

Ed Barnes, President
Jane Keegan, Vice President
David Floyd, Secretary
Neil Rothfeld, Treasurer

Chuck Collett
Howie Griffin
Mike Killian
Sam Sudman

DIRECTORS ABSENT

Al Alderman

OTHERS PRESENT

Helen Lewis, 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 Secretary Floyd in the Pledge of Allegiance. A quorum was not established with only 165 members present.

II. APPROVAL OF MINUTES

The minutes of the March 20, 2013 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 December 31, 2013 that were preliminary subject to audit. The Operating Fund had a net cash balance of \$735,826. In the Capital Fund, there was a balance of \$1,990,539. Capital Fund Fees were received on 472 homes in 2013 versus a budget of 300 homes for the year. In the Replacement Fund, there was a balance of \$1,521,303. The Renovation Fund had a balance of \$31,360.

IV. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported that FunFest will be held on March 15th and Shredding Day will be March 24th. The location for shredding will be changed to the parking lot in front of the five acres near North Course Lane so you can just drive in and out. This service is provided free by the CA. She stated that Community Hall will be closed for a couple of months during the summer of 2015 for renovation. She thanked the CA employees for all the work they do throughout the year.

V. AWARDS AND RECOGNITION

President Barnes introduced the members of the 2013 Board of Directors and recognized their achievements in 2013 as mentioned in his President's Report attached.

President Barnes recognized the following 2013 Committee Chairpersons;

- Jerry Mahoney, Budget Committee
- Dale Potter, Consumer Affairs Committee (who is stepping down after 24 years)
- Jerry Decker, Consumer Affairs Committee, Co-Chair (who will replace Dale in 2014)
- Shelba Fields, Elections Committee
- Barbara Rein, Elections Committee, Vice Chair
- Bob Shangraw and Don Nathan, Government Affairs Committee
- Janet Ditmore, Hospitality Committee (responsible for running the Information Center and Hi Neighbor)
- John Bowker, History Society of Sun City Center
- Carl McGary, LPFM Radio Task Force
- Jan Love, Bingo Committee
- Judy Schings, Entertainment Committee
- Nan Baytos & Maggie Pliska, Web Site & Decorating Committee
- Bill Odell – Council of Association Presidents (CO-AP)
- Susan Muise, FunFest
- Karen Jones, Editor-in-Chief of “The News of Sun City Center”
- Roy & Helen Skinner, Monday Movies
- Dave Birkett, Golf Cart Parade
- Dave Mohl, Outdoor Concerts
- Joanne Sudman, Co-chair of the July 4th & Holiday Breakfasts
- Bill Hodges, Revolving pictures in the Atrium
- Paul Wheat, Restrictive Covenants Committee

President Barnes 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 Monday, February 17th from 12 noon to 2 p.m. in the Florida Room.

He also recognized the following with a Certificate of Appreciation for services rendered to the Community Association in 2013.

Susan Muise who served as the Chair of the 2013 Fun Fest, a member and Secretary of the Pebble Beach Maintenance Task Force, and a member of the Consumer Affairs Committee. She is also the person responsible for decorating the Club Christmas Tree in the Atrium and the Christmas tree in the Florida Room.

CERT and the Sun City Center Amateur Radio Club (accepted by Bill Barron, President of CERT and Rick Sochon, President of the Amateur Radio Club), who have been of great assistance to the Community Association in carrying out some of the events we have like the fireworks display and golf cart parade. For these events CERT and the Amateur Radio Club provide crowd control, communication and interface with the Sheriff’s Department and Fire Department. In case of an emergency like a hurricane or tornado, they are the eyes and ears of Sun City Center by providing us with first responder support.

Phyllis Hodges who is the primary reporter for The News of Sun City Center and covers all of the CA events such as the Holiday Breakfast and Walk, the Golf Cart Parade, Hi, Neighbor!, FunFest, the July 4th breakfast and fireworks, and other events as they arise. She not only reports on them, she also is the photographer for each of her articles.

Pebble Beach Blvd. Maintenance Task Force (accepted by Paul Wheat, Chairman). Their report explored the feasible options for maintaining the Pebble Beach Blvd medians in great detail and collected a huge amount of data concerning the various cost elements involved in this effort. The Task Force dealt with some complex issues to draw a conclusion that was certainly in the best interest of Sun City Center – to control our own destiny and have the CA accept responsibility for maintaining the Pebble Beach Blvd medians.

VI. INSTALLATION OF NEWLY ELECTED DIRECTORS

President Barnes administered the Oath of Office to newly elected Directors David Floyd, Helen Lewis and Sam Sudman.

VII. PRESIDENT'S FAREWELL REPORT

A copy of President Barnes' report is attached.

VIII. INTRODUCTION OF PRESIDENT FOR 2014

President Barnes passed the gavel to Jane Keegan, President of the Board for 2014. President Keegan honored Mr. Barnes for the tremendous impact he has had on Sun City Center which included his efforts in establishing a senior safety zone, keeping South Bay Hospital here, obtaining the additional acreage from Club Link, initiating the long range plan with the addition of new buildings and signing the agreement with Freedom Plaza. He has led our community with foresight working with Hillsborough County on many projects. She presented Mr. Barnes with a plaque in sincere appreciation for his dedication and exemplary service. She also presented Nancy Barnes with a bouquet of flowers in appreciation of her support to Ed and the other Board members during his tenure at the CA.

President Keegan asked the members to step up and become an integral part of our community by volunteering. She is excited out the changes throughout the campus – the new buildings, the updated campus look, the addition of Pineapple Plaza and the extensive new lighting and landscaping that will follow the construction. Together we can make this an exciting new year.

IX. GENERAL DISCUSSION BY MEMBERS

Don Schang stated he had a major concern with the plan the Board is pursuing for the new Information Center. With the present plan, they are locating the entrance and front of the building facing the Arts and Crafts Building which he felt was a mistake. He presented an alternative plan to the Board which was not given any serious consideration. The Board needs to know where the people in the community stand on this.

Harry Stanton encouraged the Board to consider Mr. Schang's proposal. Thought it was far superior.

Gerald Collings talked about projected dues to maintain the new buildings, previous petitions, legal fees to get free property from ClubLink, and maintenance of medians. North Course property is still a problem.

Ken Barringer expressed interest in the beautification of Sun City Center roadways and sidewalks.

Al Demarest supported Mr. Schang's proposal for an alternative site plan for the Information Center. He also expressed a major concern over the condition of the North Course property.

Don Lynch mentioned there would be major traffic problems if there was an entrance and exit to the Information Center on Pebble Beach Blvd. Understand the County will not allow access on Pebble Beach. Also asked about the Café.

Natalie Jones had reservations when she saw the plan for the Information Center. Thinks Mr. Schang's proposal should be considered.

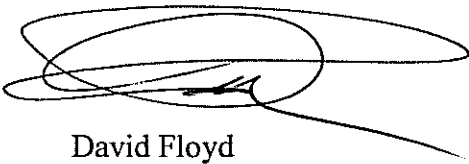
Gerald Collings – If the Board would authorize a committee on the North Lakes property, he would volunteer.

Steve McTeague stated that the County controls the streets and sidewalks not the CA. Vacant land is owned by a corporation. The best thing is for the homeowners along the property to call and write the County Commissioners repeatedly. The Board has done the best they can.

Robert Combs stated he hadn't heard anything about the Welcome Center and had questions regarding the Café.

X. 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 Ed Barnes' Report – Membership Meeting – January 2, 2014

I will be brief in my comments tonight. 2013 was a super year for Sun City Center. Here are some of our more significant accomplishments:

- Established walking trails on the 37 acres we own off of West Del Webb and at the South Campus near the dog park.
- We also established an Archery Range in the area of the Dog Park.
- Held super Christmas Golf Cart parade with 131 decorated golf carts. We were able to give away \$6000 in prize money, thanks to Minto Communities.
- Held the third annual SCC July 4 Fireworks display– a very successful event – on tap to do it again this year.
- Held a July 4th and Holiday Breakfast each with record attendance. At the July 4th event some 1,300 + people were served breakfast with the help of about 100 + volunteers under the oversight and supervision of Sam and Joanne Sudman.
- Initiated the Long Range Building plan to revise the Atrium Parking Lot to increase the number of parking spaces by about 150; developed the construction drawings on a new Information Center, expansion of the Library, new multi-purpose building and a building for the Samaritans.
- Extended the Central Campus enhancement program to upgrade the appearance of the buildings with a new paint and transformation of the brick surfaces to stucco.
- With the support of the Tennis Association, Patriots Club and Winn-Dixie we held 3 concerts under the oak trees at the bandstand.
- Expanded the entertainment shows and concerts at Community Hall
- Accepted maintenance responsibility for the Pebble Beach Blvd. medians which will be implemented over the next three years.
- Significantly expanded the golf cart parking in the Atrium plaza area.

These are just some of the highlights of 2013. There were many more actions your Board of Directors took to not only improve the efficiency of operations but to make the amenities more beneficial to the membership. The focus of the 2013 Board has been how to improve the Community Association for the benefit of the members.

At the January 2, 2013 Membership Meeting I laid out four challenges to the Board:

First challenge – Develop a plan to allow Freedom Plaza and Sun Towers access to our facilities and clubs. The framework for allowing use of the facilities was a user's fee which permitted use of the facilities and the ability to join the CA Clubs. This challenge has been partially met – we came to an agreement with Freedom Plaza. Sun Towers has been more difficult and shown little interest in providing this to their residents.

Second challenge – The development of a Master Plan for the Community Association based on the Community Survey. This challenge has been met with the establishment of the Long Range Plan Implementation Committee led by Director David Floyd. This committee provided a time phased plan of projects to improve and/or upgrade the overall facilities of the Community

Association. This plan has resulted in seven projects being well underway, including the Campus Improvements campaign which is designed to spruce up the existing facilities. This challenge has been met and you will see the results when construction starts in the Spring of 2014.

Third challenge – A study to determine the best alternative to conduct future maintenance of Pebble Beach Blvd. This challenge has been met. The BOD approved a motion for the Community Association to accept the Pebble Beach Blvd maintenance responsibility at a Special Board Meeting on December 18.

Fourth challenge -To improve our communications with the membership. The objective was 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 in a timely manner. This challenge was met but can always be improved. I hope the Board will continue with the What's Up At the CA emails – this email reaches over 3,000 email addresses in our community and seems to be a good way to keep the membership up to date.

2014 will be a year with many challenges and opportunities for this Board to excel. 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 and difficult times this next year.

As most of you know, this will be my final President's Report. In the past five years, I have been very fortunate to have some excellent Boards to work with; to have had an absolutely outstanding Property Manager and a terrific Community Association Staff to support me. This job cannot be done by one person alone. This job takes the combined effort of all three of those elements. My thanks to the past and present Board of Directors; and particularly to Lyn and the CA staff for all of their support and help over the last five years. There are still many things that need to be done to refresh the Central Campus – I feel that your Community Association will be in very capable hands with the new Board and new slate of officers. My thanks also to all of the CA members for your support and understanding over the past five years. I am convinced that SCC is a great place to live. After tonight, I intend to do what I set out to do in 2003 when I moved here and that is to retire. My thanks to the membership for giving me the opportunity to be your leader over these past five years.