

SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
MEMBERSHIP MEETING
WEDNESDAY, OCTOBER 23, 2013
7:00 PM - COMMUNITY HALL

SECRETARY'S REVIEW FOR THE RECORD

DIRECTORS PRESENT

Ed Barnes, President

Jane Keegan, Vice President

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Howie Griffin

Mike Killian

DIRECTORS ABSENT

David Floyd, Corporate Secretary

Sam Sudman

OTHERS PRESENT

Lyn Reitz, Community Manager

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 him in the Pledge of Allegiance. A quorum was not established with only 188 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 discussed the 2014 budget (attached).

IV. PEBBLE BEACH BLVD. MEDIANS

Paul Wheat, Chairman of the Pebble Beach Blvd. Task Force, presented a video on what the medians would look like if the County took over the maintenance. In their Final Report to the Board (which is available on the CA web site and in the Library), the members of the task force stated that the only option is for the Community Association to assume the responsibilities for the maintenance of the medians. They unanimously agreed that it is the only reasonable option that can be undertaken to insure the continued maintenance of the existing landscaping on these medians, to maintain the present lifestyle of our residents and to protect the value of our homes.

V. COMMUNITY MANAGER'S REPORT

Manager Lyn Reitz stated the Community Hall would be closed for a few months in 2015 for remodeling. She reported that the new Pineapple Plaza is available for club events. There are now 60 new golf cart parking spaces near the Atrium. The Grand Opening of the Nature Trail will be held on October 29th at 10 a.m. The Holiday Walk and Breakfast will be held on December 14th. There will be a Shredding Day sometime in March but it will be held in a new location – the parking lot off North Course Lane.

VI. GOLF CART PARADE

Mr. Dave Birkett, Chairman of the Golf Cart Parade Committee, reported that this year's event will be held on December 7th and the theme is "Sights and Sounds of the Season". Minto Communities is donating \$6,000 to be given away as cash prizes in three categories: Individual, Clubs/Organizations/HOA's, and Businesses. There will also be a Best in Show award. Everyone who participates in the parade, from start to finish, will be given a raffle ticket. One of those tickets will win \$1,000. There will also be a Winter Fest after the parade.

VII. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

VIII. GENERAL DISCUSSION BY MEMBERS

- Natalie Jones liked the blue roofs and questioned why they are being painted.
- Jerry Mahoney, (Budget Committee Chairman) congratulated both Neil Rothfeld and Lyn Reitz for the preparation work done on the budget and thanked members Gene Morris and Dave Mohl for their work on the committee.

He also thanked the Board for getting the approval for the parking lot and the multi-purpose building.

He wants the Board to open a discussion on a financing plan that the Board has in their files so that we can finish all of the other buildings on the Master Plan. A new theater is sorely needed - waiting until 2024 is outrageous. This financing plan would eliminate the need for any liens or any commitment for future funding on the part of the residents. It is a no risk situation and we could get what we want now.

- Phyllis Hodges inquired if the actual video on the Pebble Beach medians would be on the web site – very impressive.
- Richard Ventrone asked the Board to reconsider the position of the new Welcome Center at the corner of Cherry Hills Drive and Pebble Beach Blvd.
- Gerald Collings thought the new position of the Welcome Center should be considered.

Did not agree with financing any future building. Keep it on a pay as you go basis.

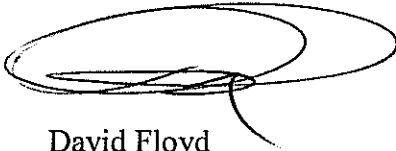
Spoke about the conditions of the North Lakes course which has been neglected. Offered several alternatives that could be considered.

- Fred Kunkle – In agreement with Jerry Mahoney regarding financing plan for expansion.
- Wendell Spencer raised questions about the Hillsborough County Mini-Tree Grant program.
- Ted Lersch also commented on the condition of the North Lakes Golf Course.

- An unidentified member inquired if the Beautification Corporation handled the landscaping along Rickenbacker Drive.
- Uta Kuhn – Asked for funding for a Café.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8:10 p.m.

A handwritten signature in black ink, appearing to read "David Floyd", with a large, loopy flourish extending upwards and to the left.

David Floyd
Corporate Secretary

DF:cd
Attachments (2)

President's Report – Membership Meeting – October 23, 2013

October 23, 2013

Good Evening Ladies and Gentlemen and welcome to the October 2013 Membership Meeting.

The first item I would like to talk about is the Master Plan. We have made substantial progress on the Master Plan since March, thanks to the membership support by voting in the affirmative for expansion of the Central Campus Parking Area and the Multi-Purpose Building. I know you haven't seen a lot of brick and mortar at this point but that will come soon. Here is a recap of where we are:

- Parking Area – Phase II designs are in the final review process by the Owners Rep and general contractor. Hillsborough County and Swiftmud have conducted an initial review of the documents with a final review scheduled for early November. Construction on this project will not start until April after our busy season and should be completed in the August/September timeframe.
- Information Center and Library addition – Phase II designs are essentially complete – the general contractor is collecting final bids from various subs for review by our Owners Representative and the Board of Directors.
- Multi-Purpose Building – completed the Phase I conceptual design. The architect will be starting the Phase II design as soon as we get the draft contract and the contract is approved. Expect to complete the Phase II design by early to mid-December.

What remains to be done? The Long Range Plan Implementation Committee headed by Director David Floyd is looking at various options for future projects including an expansion of the current CA Office to improve the reception area and add more office space. I expect recommendations from this Committee in the very near future.

We have made great strides in improving and upgrading the campus, in addition to laying the foundation for even more improvements with the new construction. Besides the new construction we have changed the color scheme on the buildings and roofs and expanded the Atrium Plaza Parking area for more golf cart parking. To get away from the 50's and 60's look we have started a program to enclose the brick columns and paint them the same color as the building. We started with the north end of the Atrium and will expand to the other buildings over time.

Next week, October 29th, we will have a Grand Opening of the South Nature Trail on the 37 acres off of West Del Webb. The South trail is a very nice nature trail that goes thru some beautiful areas of trees and brush with lots of wild life, including some that you may not want to see. This trail is designed for inexperienced older hikers; however you need to dress appropriately for a walk in the woods and this trail is in the woods. The North trail has not been fully developed. This trail will be for more experienced hikers. Definitely a jeans and boots trail. We plan to see how the South Trail is accepted by the membership before proceeding too far with the North Trail.

We have also made great strides in improving the area we call the Pineapple Plaza, the area between the Art Club and Ceramics where the dolphin statue and rock wall were previously located. The area has been covered with pavers and includes a gazebo, fountain, benches, tables, and chairs. Our thanks to the Duplicate Bridge Club for the donation of the fountain. This will be a nice area to relax and read a book, get together with friends or just kick back. The name Pineapple Plaza is the creation of Vice President Jane Keegan named after the fountain – it seems to be appropriate.

The Task Force headed by Paul Wheat to study the options for future maintenance of the Pebble Beach Medians has completed their mission and submitted a final report to the Board. The Final Report was accepted by the Board at a Special Board Meeting on October 21. The Final Report recommends that the Community Association assume the maintenance responsibilities for the Pebble Beach Medians. The Task Force has done an excellent job of identifying the various options for conducting this maintenance on a go forward basis. They have also identified the impact of letting this maintenance revert to the county. If the CA assumes this responsibility we would at least control our own destiny – if the county assumes this responsibility we have no control and the medians will soon look like SR 674 medians west of Cortaro Drive. One of the concerns is cost and future cost of the median maintenance. One of the mitigating factors may be a conversion to Florida Friendly type of medians. For the past several months I have been engaged with Hillsborough County to convert two of the 31 medians into Florida Friendly medians with the objective of expanding this concept to all 31 medians over the next few years. Sun City Center would become a center of excellence and the prototype for all county owned medians throughout Hillsborough County. This would significantly impact the annual maintenance and watering cost by reducing those costs by an estimated 2/3s. I am hoping to get this kicked off in November on the two medians in front of the CA Office.

The next two months will be very busy months with lots of activity in addition to the holidays. We have two important votes in December. First is the vote on the Annual Dues. As you heard from our Treasurer Neil Rothfeld we are asking for a \$6 increase in the annual dues. This increase will allow us to operate the Community Association at the level expected by membership.

On the same ballot we will have three candidates for director positions on the CA Board of Directors. I would like to introduce one of the candidates at this time –would Helen Lewis please stand. The other two candidates, David Floyd and Sam Sudman are out of town tonight and could not attend. Having a forward looking Board is key to the future of Sun City Center and we have three very good candidates who will do just that. Candidates Night will be on November 13 here in the Community Hall at 7 PM. As in the past, John Bowker will moderate the Candidates night with assistance from the Elections Committee.

We have some very important events coming up in the next two months.

- a. Hi-Neighbor is November 7 – many of our clubs will have a table and be glad to explain to you what their club is all about. Good opportunity for new residents to find out about the clubs.
- b. I just mentioned Candidates Night – November 13
- c. Golf Cart Parade – December 7 – you heard about this event and all of the prize money being made available by Minto.
- d. Lawn Holiday Concert – December 12 - in the area of the Gazebo – this event will be hosted by the Patriots Club and Winn-Dixie. This is the 3rd of these lawn concerts and seems to be very popular with 300 – 400 people attending each of the last two.
- e. Holiday Walk Breakfast – December 14 – The breakfast will be hosted by Sam and Joann Sudman and will feature the world famous, Sun City Center scrambled eggs, sausage and pancakes. Many clubs will be open and displaying their wares – this will be a great time to buy Christmas presents.
- f. Membership Vote on the dues and new directors– Dec 3rd and 4th.
- g. Membership Meeting January 2, 2014 – new Board will be installed.

SCCCA MEMBERSHIP MEETING

BUDGET 2014

OCT 23, 2013

NEIL S. ROTHFELD

SCCCA
FINANCIAL STATUS - OPERATIONS
FOR THE YEAR 2013

	Projected	Budget
Income	\$2,967,800	\$2,959,300
Expenditures	\$2,795,700	\$2,959,300
Under Budget	(\$172,100)	

SCCCA
PROJECTED REPLACEMENT FUND
DEC 31, 2013

Balance 9/1/13	\$1,616,100
Funds Needed for Current Projects	(185,000)
Projected Balance Available 12/31/13	<u>\$1,431,100</u>
Replacement Fund Furniture & Equip	<u>\$124,100</u>
Replacement Fund Hurricane	<u>\$165,500</u>

NOTES:

1. Expenditures to date \$435,000.
2. Funds needed per replacement schedule for 2014 are \$948,000.
3. Funds needed for replacement furniture and equipment for 2014 are \$91,000.

SCCCA
PROJECTED CAPITAL FUND
DEC 31, 2013

Balance 9/1/13	\$1,864,600
Liability for Current and Future Projects:	(150,200)
	<u>1,714,400</u>
Projected Transfer Fees for Balance of Year	150,000
Projected Balance 12/31/13	<u>\$1,864,400</u>

SCCCA 2014 DUES

\$275 per member

\$233 for Operations

\$31 for Replacement Reserve

\$5 for Furniture & Equip Replacement Reserve

\$6 for Reserve for Hurricane Deductible Insurance

SCCCA

INCREASE FROM BUDGET 2013 FOR THE YEAR 2014

	Budget 2013	%	Budget 2014	%
Wages, Taxes, Benefits	1,346,200	45.5%	1,309,800	44.5%
Maintenance & Supplies	216,000	7.3%	238,000	8.1%
Maintenance Contracts	164,100	5.5%	162,400	5.5%
Utilities	403,000	13.6%	386,000	13.1%
Insurance	229,800	7.8%	239,800	8.2%
Administration Expense	155,500	5.3%	158,400	5.4%
Professional Services	299,800	10.1%	301,100	10.2%
Library Expense	15,500	0.5%	14,900	0.5%
Club Requests	2,300	0.1%	2,100	0.1%
Assn Entertainment Expense	83,200	2.8%	82,700	2.8%
Other Expenses	44,000	1.5%	46,500	1.6%
	2,959,400	100.0%	2,941,700	100.0%

SCCCA

INCREASE FROM BUDGETED 2013 FOR THE YEAR 2014

	Budget 2013	Budget 2014	Variance	Cost Per Resident
Wages, Taxes, Benefits	1,346,200	1,309,800	(36,400)	(3.31)
Maintenance & Supplies	216,000	238,000	22,000	2.00
Maintenance Contracts	164,100	162,400	(1,700)	(0.15)
Utilities	403,000	386,000	(17,000)	(1.57)
Insurance	229,800	239,800	10,000	0.93
Administration Expense	155,500	158,400	2,900	0.27
Professional Services	299,800	301,100	1,300	0.12
Library Expense	15,500	14,900	(600)	(0.06)
Club Requests	2,300	2,100	(200)	(0.02)
Assn Entertainment Expense	83,200	82,700	(500)	(0.05)
Other Expenses	44,000	46,500	2,500	0.23
	<u>2,959,400</u>	<u>2,941,700</u>	<u>(17,700)</u>	<u>(1.61)</u>
Surplus 2013			(10,900)	(1.01)
Reduced Income 2014 Budget			49,900	4.62
Budget Increase For operating Fund			<u>2.00</u>	
Replacement Fund Dues Decrease				4.00
Net Dues Increase				<u>6.00</u>

SCCCA PROJECTED REPLACEMENT FUND 2014

Projected Balance 1/1/14	\$1,431,100
Projected Disbursements	(947,800)
Income (\$31 per person)	337,900
Estimated Interest Income	4,000
Projected Funds Available 12/31/14	<u>\$825,200</u>
Replacement Reserve-Furniture & Equip	
Projected Balance 1/1/14	\$124,100
Projected Disbursements	(90,800)
Income (\$5 per person)	54,500
Projected Funds Available 12/31/14	<u>\$87,800</u>
Reserve for Hurricane Deductible Insurance	
Projected Balance 1/1/14	\$165,500
Income (\$6 per person)	65,400
Projected Balance 12/31/14	<u>\$230,900</u>

NOTE:

1. Goal for the Hurricane Fund is approximately \$300,000.

SCCCA BUDGET COMPARISON FOR THE YEAR ENDED DEC 31

	Budget 2013	Projected 2013	Budget 20104	Variance
INCOME	2,877,000	2,968,000	2,931,000	(37,000)
EXPENSES:				
Wages, Benefits, Taxes	1,346,000	1,267,000	1,310,000	43,000
Maintenance Supplies	216,000	253,000	238,000	(15,000)
Maintenance Contracts	164,000	146,000	162,000	16,000
Utilities	403,000	348,000	386,000	38,000
Insurance	230,000	218,000	240,000	22,000
Administration	154,000	140,000	158,000	18,000
Professional Services	300,000	295,000	301,000	6,000
Library	16,000	15,000	15,000	0
Club Requests	2,000	2,000	2,000	0
Association Entertainment	83,000	77,000	83,000	6,000
Other Expenses	44,000	35,000	47,000	12,000
	2,958,000	2,796,000	2,942,000	146,000
Surplus/ (Shorfall)	(81,000)	172,000	(11,000)	

SUMMARY

Dues increase for 2014 - .50 cents per member per month

A balanced budget for 2014

Continued high standards of maintenance and repair