

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 11, 2017
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

John Luper, President	Dave Birkett	Marilyn Coté-Miller
Joe Elam, Vice President	Jerry Gibson	Bob Sanchez
Jim Schwartz, Treasurer	Helen Lewis	Bob Sullivan

OTHERS PRESENT

Sam Sudman, Corporate Secretary
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
Chris Dinklage, InVision Advisors
37 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Luper called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 8 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on September 13, 2017 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Sudman reported that the Monday Movies donated \$128 toward licensing fees. The Potters Wheel Club donated \$1,000 to the Hardship Fund. Fiori's Restaurant donated \$144 to the History Society for historical pictures.

IV. PRESIDENT'S REPORT

President Luper introduced those applicants running for the Board who were present at the meeting. He announced that November 8th was Meet the Candidates Night and that the October membership meeting would be on the 25th.

V. TREASURER'S REPORT

Treasurer Schwartz reported on financials as of September 30, 2017. The Operating Fund had a cash balance of \$1,924,681. The Capital Fund balance was \$868,156. There were 40 home transfers which netted \$64,847.64 to the Capital Fund. The Replacement Fund balance was \$1,213,034 and the Renovation Fund had a balance of \$16,746.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

IX. OWNER'S REPRESENTATIVE REPORT

Chris Dinklage of InVision Advisors gave an update on the new CA building. The roofing company will be finishing this week and the cupola is expected to be finished this week as well. The delivery of windows and doors is expected this week and once they're in, they will be starting to install the drywall. The replacement of the lift station will start once that area is free of construction materials. Mr. Dinklage also answered questions from the audience.

X. NEW BUSINESS

1) Approval of 2018 Budget

Treasurer Schwartz **MOVED** that the Board approve the 2018 Budget as submitted by the Budget Committee (attached). This Budget includes a \$9.00 per member annual increase (\$7.00 for Operations and \$2.00 for Furniture & Equipment which the membership will vote on in December. Ed Barnes, Chair of the Budget Committee, reported on why the Budget Committee felt there should be a dues increase for 2018. **SECOND**: Director Birkett. **VOTE**: Unanimous in favor by voice vote. Motion carried.

2) Approve dissolution of Sun City Silver Striders Running Club

Director Lewis **MOVED** that the Board approve the dissolution of the Sun City Silver Striders Running Club as an affiliated club. **SECOND**: Director Gibson. **VOTE**: Unanimous in favor by voice vote. Motion carried.

XI. ADJOURNMENT

Director Sullivan **MOVED** the meeting be adjourned. **SECOND**: Director Gibson. **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:23 a.m.

AUDIENCE PARTICIPATION

After the meeting, the following members addressed the Board: Wendell Spencer, Dave Hart, Larry Smith, and Carl Rowoldt. Their comments can be viewed on www.suncitycenter.org under Association/Meeting Videos



Sam Sudman, Corporate Secretary
MSS:cd
Attachments (2)

Sun City Center Community Association

Board of Director's Meeting

October 11, 2017 from Lyn Reitz, Community Manager

CA Office Building --- The cupola is being completed and we are right on schedule with no issues. Our Owners Rep. will be filling us in on more a little later in the meeting.

Membership Meeting --- Don't forget to mark your calendar for Wednesday, October 25th at 7pm at the Community Hall to attend the Membership Meeting. Café de Luna will be providing the refreshments that start at 6:30pm.

Golf Cart Parade --- We now have a theme which is "Holiday Movie Magic and Memories". We also have a Grand Marshall which is Bill Bullock the Vice President from the Developer, Minto Communities. The parade date is Saturday, December 9th at 10am. Applications are available in the CA Office, on the CA Website and I have some at the table.

Holiday Walk and Breakfast --- The Committee is in the planning process for the Breakfast which is Saturday, December 2nd in the Florida Room. The Clubs will also be open for your shopping pleasure.

Resident Count --- As of September 30th, total residents were 11,245 and total membership dues were 11,539. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.