

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 13, 2022
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Ron Matelski, Secretary

Gary Bratt
Ron Clark
Jim Collins

Eric Porr
Roger Zieg

OFFICERS/DIRECTORS ABSENT

Kim Roush, Vice President

OTHERS PRESENT

Dave Birkett, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
65 Members plus 56 via Zoom

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Sullivan called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 7 Directors present.

II. APPROVAL OF MINUTES

Director Bratt **MOVED** that the minutes of the March 9, 2022 Board Meeting be approved as submitted. **SECOND:** Director Porr. **VOTE:** Unanimous by voice vote in favor. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements - Secretary Matelski reported that the CA received \$65 from Monday Movies to offset license fees; \$2,000 from the Dog Owner's Group toward annual maintenance of the dog park; \$2,000 from the Duplicate Bridge Club for the Operation Fund; \$2,500 from the Softball Club toward annual maintenance of the softball field and \$10,000 from the Tennis Association toward annual maintenance of the tennis courts.

He also reported that the Sun City Center Library received a grant in the amount of \$16,156 from the Community Foundation of Tampa Bay (the Durward and Janet Siville Fund).

IV. PRESIDENT'S REPORT

President Sullivan stated in reference to ClubLink that we don't have any more information than what was reported in the News of Sun City Center with the exception that he had sent out a blast stating we have turned it over to one of our law firms. They are looking at land acquisition. As soon as we get back some information from them, we'll know better what we can and cannot do and what the issues will be. At this point we don't have enough information to make an intelligent decision. At this time, President Sullivan invited Deputy Sheriff Jeff Merry to speak to the audience on what's happening in Sun City Center.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$4,244,251 at the end of March, 2022. The Replacement Fund balance was \$1,777,372 and the Renovation Fund had a balance of \$43,379. The Capital Fund balance was \$4,053,977. Home transfers this year were 53 in January, 45 in

February and 51 in March. We already have 42 transfers so far this month. If we continue to hit budget figure of 45 homes per month, by the end of the year we should have \$5,403,000 in the Capital Fund. If we sell 50 homes per month that figure would be \$5,403,000. He thanked the members for paying their dues so promptly – have collected 95% so far this year.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

- History Society – Bob Lochte, a member of The History Society of Greater Sun City Center, presented a report to the Board on what they have accomplished and intend to accomplish in the future (copy attached).

IX. OTHER COMMITTEE REPORTS

- Long Range Planning Committee – Director Porr reported that the committee did two surveys since the last Board Meeting. On the first survey, we had 1,858 responses and in the second survey we have collected so far 1,176. The committee has taken tours of the south campus to look at items they would like to see improvements on. The Landscaping group has been out prioritizing areas where they will be coming up with designs for the Board to look it. Also toured Rollins Theater and some have walked the campus trails. He encouraged everyone to go to our web site and to sign up for the email blast so they can keep informed of what is going on with the Long-Range Planning Committee.

X. NEW BUSINESS

1) Approve resurfacing on Shuffleboard Court

Director Bratt **MOVED** that the Board approve a contract in the amount of \$5,000 to resurface the shuffleboard courts. This will be expensed by Replacement Reserve Fund #7620-300-4. **SECOND:** Director Porr. **VOTE:** Unanimous by voice vote. Motion carried.

2) Approve sealing and striping parking lot asphalt on both campuses

Secretary Matelski **MOVED** that the Board approve a contract with All-Phase in the amount of \$32,600 to seal and stripe both central and south campuses parking lots. **SECOND:** Director Bratt. **VOTE:** Unanimous by voice vote. Motion carried.

3) Dance Card

Director Clark **MOVED** that CA Dance Club members may purchase from the CA a Dance Card for \$50 per person for a non-CA member to participate at a Dance Club's event at the club's discretion.

1. The CA Board must approve a Dance Club's request that their dance activity be considered as valid for a Dance Card. Clubs must submit their request in October for the next year.
2. Cards are available for purchase by the Club member in the CA office only. The fee shall be paid annually and the card is only good for the year purchased in. There is no proration of the annual fee, if purchased after January and there are no refunds. There is a \$50 replacement fee if the card is lost.

SECOND: Director Collins.

Director Zieg **MOVED** to amend the motion to replace the words "non-CA member" with a "Kings Point resident" and also add at the end of the sentence for the following clubs: Do You Wanna Dance Club, Let's Dance Ballroom Dance Club, Moonglow Dance Club and Sun City Center Dance Club. At the end of the first sentence of section 2, add "with a maximum purchase of two cards per member." **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor via roll call vote. Amendment passed. Director Collins then **MOVED** to change the \$50 replacement fee in Section 2 to \$10. **SECOND:** Director Zieg. **VOTE:** 4 – 2. In favor, Directors Clark, Collins, Porr and Zieg. Opposed: Directors Bratt and Matelski. Amendment passed.

VOTE ON ORIGINAL MOTION WITH AMENDMENTS: Unanimous in favor via roll call vote. Motion carried.

4) Fee for 2022 Dance Card

Director Clark **MOVED** that the fee be \$25 for the 2022 Dance Card and Clubs submit their 2022 requests in May, 2022 for dance events in the second half of 2022. **SECOND:** Director Zieg. **VOTE:** 3 – 4. In favor, Directors Clark, Collins and Zieg. Opposed: Directors Bratt, Matelski, Porr, and Sullivan. Motion failed.

5) Guest Pass

Director Clark **MOVED** that guests who are either house guests or visiting relatives of the CA member may participate in a club activity at the discretion of the club with the purchase of a guest pass following the guest pass policy. **SECOND:** Director Zieg. **VOTE:** Unanimous in favor via roll call vote. Motion carried.

6) Outdoor Sports Clubs

Director Clark **MOVED** that without prior Board approval, Outdoor Sports Clubs may host non-CA sports teams to participate with no guest fee in sport events on CA facilities providing the CA Club participates on a reciprocal basis with no fee at the visitor's facility. **SECOND:** Director Zieg. Director Bratt then **MOVED TO TABLE** this motion. **VOTE:** 4-3. In favor, Directors Bratt, Matelski, Porr and Sullivan. Opposed: Directors Clark, Collins, and Zieg. Motion carried to table this motion.

7) Fund Raising

Director Clark **MOVED** that each Affiliated Club may have up to two (2) fund-raising activities per calendar year by providing prior notice to the CLD. Additional fund-raising activities require the approval of the CLD. **SECOND:** Director Zieg. **VOTE:** Unanimous via roll call vote. Motion carried.

XI. GOOD & WELFARE

Director Bratt reported that he and Director Collins spoke with Commission Overman at a recent AAUW meeting regarding our roads. She mentioned that if the additional 1% tax for roads passed, the money would be divided as follows: 54.5% for the County roads and Municipalities of Tampa, Plant City and Temple Terrace; 45% for HART and .5% for Metropolitan Planning organization. She stated there are more roads in other areas in worse condition than ours. On April 20th the county is having a hearing to approve going forward. Will be shown on WEBEX. Our recent email campaign was noticed but it is an uphill battle. The school board is also asking for a 2% tax increase. All of the commissioners are up for re-election. Please try to get to those commissioners.

XII. ADJOURNMENT

Secretary Matelski **MOVED** the meeting be adjourned. **SECOND:** Director Zieg. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 10:15 a.m.



Ron Matelski, Secretary
/crd
Attachments (2)

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Linda Grabowski	Clayton Davis
Joyce Trombly	Susan Nasrani
Leo Hanifin	Barbara Reynolds
Joe Schmidt	William Pallmer
Phyllis Laufer	Cheryl Reed
Peter Hyjek	Cary Blaylock
Ellen Anderson	

Their comments can be viewed at <https://vimeo.com/70050>

Sun City Center Community Association

Board of Director's Meeting

April 13, 2022 from Lyn Reitz, Community Manager

Earth Day Celebration --- Please make sure you attend the Earth Day Celebration at the West Del Webb Walking Trails on Friday, April 22nd starting at 9am. There will be talks, walks and treats.

Safety Cones and Tape --- We will start doing our summer projects and would very much appreciate that if an area is closed that you refrain from entering for your safety.

New Entertainment Director --- I would like to welcome Tiffany Rivers as our new Entertainment Director. She will be training with Renee Bray, our current Entertainment Director, who is retiring. I would like to give a huge "Thank You" to Renee for all her work these past three years. She has done a fantastic job with the Entertainment Department.

Email Blast Distribution List --- As a reminder, if you would like to get the What's New CA Email Blasts, please stop by the office and fill out a request form or send an email requesting to be added to sccboard@suncitycenter.org. It is a great way to stay on top of CA information.

Resident Count --- As of March 31st, total residents were 11,475 and total membership dues were 11,565. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Report to the Sun City Center Community Association Board of Directors

The History Society of Greater Sun City Center

April 13, 2022

Our Motto: Share in the joy of the past as you learn with others that share the same passion of gaining knowledge from history.

The objectives of this organization are to compile records and photographs of the greater Sun City Center area, to maintain an archive of historical records, and to publish reference books and other publications documenting the history of the region for research and enjoyment of current and future residents and others.

Ongoing Projects

- **Archives and Digital Collection**
- **Historical Displays**
- **Video Series Based on John Bowker's Presentations**
- **Traditional and Social Media**

Recent Special Projects

- **60th Anniversary of Sun City Center Celebration, December 30, 2021**
- **Publication of the book *Sixty Years in Sun City Center* by John Bowker and Bob Lochte with Graphic Design by Ilona Merritt, Fall 2021**

Participation by Public and Volunteers

- **Volunteer Hours**
- **Public Access and Inquiries**
- **Sun City Center Library Computer Access**

Future Projects

- **Historic Markers in Sun City Center**
- **Traveling Displays**
- **SCC Time Capsule**
- **Oral Histories on Audio and Video**

Recent Special Projects

- 60th Anniversary of Sun City Center Celebration, December 30, 2021 – More than 200 residents of Sun City Center attended this fun, informative and tasty event.
- Publication of the book *Sixty Years in Sun City Center* by John Bowker and Bob Lochte with Graphic Design by Ilona Merritt, Fall 2021 – To date, the Society has sold more than 300 copies of this new colorful book. It is available for \$25 at the History Society office and at special events.

Participation by Public and Volunteers

- Volunteer Hours – History Society volunteers log more than 1000 hours a year.
- Public Access and Inquiries – There are more than 3000 visitors to the Information Center each year, including newcomers and current residents. About half of them ask about our history. History Society volunteers are in the office three days a week and are available other times by appointment.
- Sun City Center Library Computer Access – Society volunteer Ron Matelski is placing a computer in the library with access to the Society digital archives.

Future Projects

- Historic Markers in Sun City Center – The History Society would like us to have a Florida Historical Marker identifying Sun City Center as Florida's First Planned Retirement Community, as well as a series of Welcome signs at the access points to Sun City Center from Hwy. 674 that tell people where we are.
- Traveling Displays – The Society is creating pictorial displays that are portable and can be used at special events within Sun City Center and in the larger community around us.
- SCC Time Capsule – There is a Del Webb time capsule in a sphere atop an unused flagpole in the Plaza shopping center. The Society wants to take that down and preserve the contents before it is lost forever.

- Oral Histories on Audio and Video – For years, the Society has collected oral histories from early Sun City Center in a piecemeal manner. We now feel this project deserves an organized strategy.

We wish to give special thanks to History Society President Susan Muise for keeping this organization together during the difficulties of the past two years. She kept all Society records, managed the budget, spent many days in the office once the Information Center reopened, kept the archives and book projects on track, and planned effective monthly meetings for the core group of volunteers.

Finally, we wish to thank the Community Association and this board for continuing to support the preservation and celebration of history in Sun City Center.