

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
MEMBERSHIP MEETING
TUESDAY, APRIL 28, 2020 (Postponed from March 25, 2020)
4:00 P.M. – VIA ZOOM

DIRECTORS PRESENT (Via Zoom)

Sam Sudman, President (was present on Zoom but couldn't be heard due to technical difficulties).
Dave Birkett, Treasurer
Ron Matelski, Secretary

Eric Porr
Doug Seipelt
Larry Smith
Bob Sullivan

DIRECTORS ABSENT

Jerry Gibson

OTHERS PRESENT (in CA Conference Room)

Lyn Reitz, Community Manager/Moderator
Carol Donner, Executive Assistant
Brigitt Lewis, Chair, Elections Committee

I. CALL TO ORDER

Community Manager Lyn Reitz, Moderator, explained that this meeting was originally scheduled for March 25, 2020 but had to be postponed due to the social distancing order placed due to the COVID 19 virus. The proxies actually expire at midnight today and we did not want to stop the momentum of moving the Association forward at this time. Our attorney advised that we could go ahead with the meeting via Zoom. Ms. Reitz welcomed the 112 people who did join the meeting through Zoom and called the meeting to order at 4:05 p.m. Carol Donner, Executive Assistant, stated there was a quorum with over 200 proxies received.

II. VOTE ON AMENDMENT TO BYLAW V, SECTION 9

The results of the proxy vote on amending Bylaw V, Section 9 to increase the Capital Fund Fee from \$1,800.00 to \$2,100.00 were then reported.

Carol Donner, executive Assistant, certified that the 1,478 proxies she received were given to the Elections Committee Chair, Brigitt Lewis, to verify that the proxies were submitted correctly by the members and to certify that the votes cast were per their directive.

Brigitt Lewis, Elections Committee Chair, reported that the proxy count was conducted by her and verified by Raymond O’Karma, Elections Judge. She verified that they had received 1,478 proxies but 39 proxies were “spoiled” and could not be included. Therefore, the total counted ballots were 1,439.

The results of the vote were:

For	959
Against	<u>480</u>
Total	1,439

The amendment passed and will go into effect May 1, 2020. A copy of the certified vote by the Elections Committee is attached.

III. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 4:13 p.m.

GENERAL DISCUSSION BY MEMBERS (Answers given by Community Manager Lyn Reitz)

What is the plan on re-opening? As soon as we get some direction from the State and Hillsborough County, the Board will move forward with a phased plan to re-open the facilities. We do not want to put anyone in jeopardy.

What conversations are being taken to make sure the water systems in the buildings are safe after being off for so long? No utilities have been turned off including water. The staff have been taking this time, following CDC guidelines, to accomplish a lot of work while the campus was shut down. She has been questioned on whether there would be a refund. At this time, we are not thinking about any type of refund. We still have same expenses, utilities, insurance, etc. to pay.

What is happening with the Café? Unfortunately, Ambreen, who was our Café independent contractor/operator decided not to renew her contract with the CA and will be taking her personal items out of the café while the facilities are closed. We have been in talks with other independent contractors but because of the shut-down, we cannot personally meet with them at this time. We do thank Ambreen so much for all of her hard work running the Café.

What improvements have been made to the facilities during the shut-down? At first, we went through the entire facilities to sanitize and disinfect everything. We did steam cleaning in the locker rooms, around the pools, the restrooms tiles and floors. We have re-done the interior of the walking pool. It was drained and re-marced and we are now in the middle of draining and re-marced the indoor lap pool. We have redone all of the roads, the handicapped road at the south campus was repaved and all of the shell roads were redone at the south campus. We are in the process this week of just finishing up all the shell roads at the Tillers and Toilers area. We've been painting parking lots, the Fitness Center, and doing regular maintenance on a daily basis. Most every club room had their floors stripped and waxed. If they were tiled, they were sanitized and cleaned. We had a professional company come in and steam clean the carpets.

Has the Board entertained the idea of having people attend future meetings via Zoom? I don't know. It was used on this occasion as a last resort.

Manager Reitz announced that a mask giveaway would take place on Monday, May 4th from 9 am to 11 am in the circle in front of the town hall building on Cherry Hills Drive.

She then thanked everyone who joined the meeting via Zoom.

Ron Matelski
Corporate Secretary

RM:cd



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PROXY VOTE AT MEMBERSHIP MEETING

ON APRIL 28, 2020

BYLAW AMENDMENT

BYLAW V. Dues, Fees and Assessments, Section 9

To increase the amount of the Capital Fund Fee from \$1,800.00 to \$2,100.00.

VOTED IN FAVOR 959

VOTED AGAINST 480

This change will become effective May 1, 2020.

I do hereby certify that the above information is true and correct.



Brigitt Lewis
Chairperson
Elections Committee



Ray O'Karma
Judge
Elections Committee

DATE: 4.28-20