

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

APPROVED

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

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.

III. ADJOURNMENT

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

GENERAL DISCUSSION BY MEMBERS

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, staging shifts in our staff that we have about 10 staff members on property a day and have accomplished quite a bit of work while everyone has been gone from the facilities. We are redoing pools, painting, redoing roads, all kinds of things. Still have the power on, water on and still have our insurance, etc. to pay. I know some people have questioned whether there would be a refund. At this time, we are not thinking about any type of refund. We won't know where the budget lies until further in the year when we start working on the budget and see where we are with the budget. We've had to continue our normal expenses. They have been a little bit lower but we as staff are washing our hands like crazy. We will continue to do so.

Unfortunately, Ambreen, who was our Café independent contractor/operator is not going to renew her contract so she is going to be taking her personal items out of the café and we have been in talks with other professional companies to come in and run the Café as an independent contractor for the Association. Unfortunately at this time we can't really meet personally with any of them so we're just going to have to wait until we get more of a directive as to when we can actually get together with a new independent contractor. We thank her so much for all her hard work and she did well in the Café but decided not to renew the contract.

What improvements have been made to the facilities during the shut down?

At first, we went through the entire facilities and sanitized and disinfected everything. We did steam cleaning in the locker rooms, around the pools, the restrooms, the tiles and the floors just to make sure everything was clean and sanitized. We have re-done the interior of the walking pool. It was drained and re-marcted and we are now in the middle of draining and re-marcting the indoor lap pool. We have repaved the handicap road at the south campus 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, painting signs, doing regular maintenance on a daily basis. Most every club room had their floors stripped and rewaxed. If they were tiled, they were sanitized and cleaned. We had a professional company come in and steam clean the carpets.

Vern – had the Board entertained the idea of having people attend via Zoom. This was a last resort rather than a first resort. I don't know. It has been very useful for a situation like this.

A mask giveaway on Monday, from 9 am to 11 am, in the circle in front of the townhall building so people can just pull in and go out.



Ron Matelski
Corporate Secretary

RM:cd