

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, August 10, 2011, 9:00 AM
Rollins Theater**

DIRECTORS PRESENT

Ed Barnes, President
Bob Black, Vice President

Al Alderman
Chuck Collett
Martin Hurwitz

Jane Keegan
Ann Marie Leblanc
Sam Sudman

DIRECTORS ABSENT

David Floyd, Corporate Secretary

OTHERS PRESENT

Neil Rothfeld, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
25 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Barnes 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 Members present.

II. APPROVAL OF MINUTES

July 13, 2011 Board Meeting - There being no corrections, the minutes of the Board Meeting held Wednesday, July 13, 2011 were approved as printed and presented.

III. SECRETARY'S REPORT (None)

IV. PRESIDENT'S REPORT

A copy of President Barnes' report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through July 31, 2011. The Operating Fund has a net cash balance of \$1,422,353. In the Capital Fund, there is a balance of \$908,127. Transfer fees were received for 22 homes in July for a total year-to-date of 227 homes closed vs. budget of 105. In the Replacement Fund, there is a balance of \$1,673,872. The Renovation Fund has a balance of \$31,129.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reviewed her written report (attached).

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

50th Anniversary

Director Leblanc announced the next event will be the free Ice Cream Social to be held at Community Hall on August 19th from 2 to 4 p.m. with entertainment by the Front Porch Pickers. Thanks to Winn-Dixie for their donation of the ice cream. The DAR is selling tickets for the Constitution celebration on September 17 at 5 p.m. in Community Hall. The CA is now accepting donations for the 2012 Fireworks Display. This will not come out of CA operating funds.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

1) Approval of Certified Public Accountant for year ended December 31, 2011

Director Leblanc **MOVED** that the Board approve the engagement letter with Dwight Darby & Company (Certified Public Accountants) to audit the Community Association's financial position and preparation of our Federal and State tax returns from January 1 to December 31, 2011 at a cost not to exceed \$13,900. This will be expensed from Operations Account #64300-1 Audit Expense. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approval of Web Site Committee

Vice President Black **MOVED** that the Board establish a Web Site Committee, as shown below, and add to Policy 4.02 Other Committees, Section M.

Web Site Committee

To review and update the Sun City Center Community Association web site (www.suncitycenter.org) as necessary.

SECOND: Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approve Co-chairs of Web Site Committee

Vice President Black **MOVED** that Nan Baytos and Maggie Pliska be appointed Co-chairs of the Web Site Committee. **SECOND:** Director Keegan. **VOTE:** Unanimous in favor by voice vote. Motion carried.

XI. GOOD & WELFARE (None)

XII. ADJOURNMENT

Director Alderman **MOVED** the meeting be adjourned. **SECOND:** Director Hurwitz. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:25 a.m.

AUDIENCE PARTICIPATION



Al Alderman
Acting Corporate Secretary
AA:cd
(2 attachments)

President Ed Barnes' Report – Board of Directors Meeting - August 10, 2011

Yesterday, August 9th, was a hallmark day for Sun City Center. I received a call from the St. Joe's Hospital lawyers indicating that the Administrative Judge had made a ruling denying HCA's request to move the South Bay Hospital to Big Bend Road. This is absolutely GREAT NEWS FOR Sun City Center. This is a result of a very diverse community uniting for a common purpose. It would never have happened without the help of everyone in Sun City Center who supported keeping our hospital here. As you may recall, this started in October 2007 when we found out that the State Health Care Agency had scheduled a public meeting to hear South Bay Hospital's request to move the hospital to Big Bend Road. The Town Hall meeting we held was attended by close to 1,000 people which was the largest public hearing ever held by the Health Care Agency. We followed that up with a letter writing campaign to the Governor and Director of the agency which generated in excess of 5,000+ letters.

I personally thank everyone who has supported this effort starting with that Town Hall meeting in October 2007 but specifically those who went to Tallahassee and provided direct testimony on what a disastrous impact losing our hospital would be to Sun City Center. Of all the evidence provided, the testimony from our folks was the most compassionate and effective. This has been a long and arduous effort which is not quite over - there is a 15 day period during which the participants can file exceptions to the Judge's ruling based on some defect in the evidence or the law. Hopefully HCA will see the light and not carry this any further. My sincere congratulations and thanks to all of you who helped with this effort - so many people have helped in so many ways it is impossible to thank everyone personally. I will work closely with St. Joes to determine if we need to do anything else during this appeal period.

I wanted to give you some background on our budget process. In putting together the budget to operate and maintain the CA facilities for a year, we follow a rather lengthy (11 steps) and rigorous process which ultimately produces the membership dues.

- a. Lyn and the staff put together a draft budget based on what we historically have spent and what we expect to spend next year.
- b. Draft budget is reviewed by the Treasurer
- c. Then it is reviewed by the Budget Committee
- d. The Budget committee then presents the budget to the BOD.
- e. BOD gives their comments
- f. Budget committee reviews BOD comments
- g. Budget committee presents the budget to the BOD a second time
- h. Treasurer then holds a budget workshop for the residents
- i. BOD votes on budget at a BOD Meeting
- j. Treasurer presents budget to Community Leaders
- k. Membership votes on dues

In a nut shell that is how we arrive at the amount of the membership dues which are the basis of operation of the CA facilities. This budget is scrubbed a number of times to ensure that it accurately reflects the needs of the members in terms of operation of the facilities. Every effort is made to ensure that the requirements are valid and the costs of the requirements are evaluated. All

of the members need to be aware that prices are going up and will continue to do so. We are trying very hard to hold the line as far as dues are concerned but I do not expect we will be able to sustain the current dues – people are doing more with less but can only go so far and we will have to increase the dues to operate the CA facilities at the current levels of service.

As I have told you several times in the past the Board is working on a long range plan for our community. These plans are not moving forward as fast as I would like them to. However, we are taking our time and trying to do this right. Formulation of the plans is slipping a little further into the Fall. We will not be ready to present to the members in September as I had hoped for. We will probably move the initial Town Hall meeting to October with a follow up Town Hall meeting in November, if necessary. Currently we are evaluating three proposals from architects for basic design services to develop some basic conceptual plans that we can bring forward to the membership. I had initially planned to vote on these plans in Dec which would be ideal. But if the vote slips to Jan or Feb no damage would be done. I would like to hold the vote when we have the maximum number of people here. This will be an important vote and we need maximum participation since these plans will impact all of us well into the future.

As you may recall in May we voted to make the SPB/US301 intersection an emergency access only. Hillsborough County has republished the General Development Site Plan showing the emergency only egress at SPB and 301. This is an important document and we are reviewing it in total for any administrative errors. This will take a few weeks of review to ensure the published document is correct.

Since this is the rainy season I understand that the weeds and grass are growing on North Lakes Golf Course. It is my understanding that ClubLink is in the process of buying some new mowing equipment that will allow them to improve the cutting. Complaints concerning weeds and grass on the North Lakes Golf Course need to be reported to Tom Ritenour at (634-3377)

I have been telling you for a couple of months that we were getting a new web site. That new web site is now up and running!! Hurray. The new web site is complete refreshment with a much different look and feel from the old site with new pictures and new pages. We now have the capability to make changes to the site from the CA office. In addition, the new site takes a different approach to user search routine making it easier for people to reach the site and expands our exposure to the world. I want to thank Paul Courter and Lyn Reitz and the others on Paul's committee who are responsible for getting this new website to where it is. I particularly would like to thank Becky Fox for all of the effort she put in over this past weekend to the web site and to get the CA email system up and running. This is a major improvement which I hope will help communications. We are planning to have a demo of the new site after this meeting.

Sun City Center Community Association

Board of Directors Meeting

August 10, 2011 from Lyn Reitz, Community Manager

2012 Budget — My preliminary 2012 Budget has been given to the Budget Committee for review at their first meeting on the 19th of this month. There will be several more meetings of the Committee and then it will be presented to the Board for review.

Sherriff's Resource Office — Everything has been moved in and we are awaiting the Sherriff's IT people to move their designated computer and phone line. We are looking at the end of August for the Deputy and Resource Officer to be working out of the office.

Outdoor Pool Renovation — This has been approved by the Board of Directors and is scheduled to be done the end of this year.

Outdoor Restroom Renovation — Finalizing specifications for multiple aspects of the pool area renovation. Will bring to the Board for final approval in the next couple of months. This is scheduled to be done in conjunction with the outdoor pool renovation the end of this year.

Resident Count --- As of July 31st, total residents were 10,353 and total membership dues were 12,420. We are now tracking the residents and vacancies separately to have a true accounting for our records and budgeting processes.

ADDENDUM - MINUTES – August 10, 2011

Audience comments are not an official part of the Board Minutes.
They are condensed and summarized for reference only.

NAME	SUBJECT
Tom Bohlmann	Spent 17 days at South Bay Hospital in March and the service there was excellent.
Corrine Bailiff	Reported that she and a number of other people have had their credit card information stolen. Just a warning to check your credit cards.
Karen Jones	Were there any responses to article in the June issue of the NEWS asking people to report broken sidewalks in the community. <i>Just a few – plan to publish again in the October issue.</i> How bad does the sidewalk have to be? <i>If you are concerned, just report it and the condition of the sidewalk will be checked out before going to the County.</i>
John Bailiff	President of Lawn Bowlers Club. When will the clubs be notified whether their requests for next year have been approved or not? <i>After the Board of Directors has approved the budget, the clubs will receive notice in writing.</i>
John Bowker	Asked if Bob Shangraw was part of the sidewalk project. <i>Yes, the effort is being coordinated by the Governmental Affairs Committee, co-chaired by Bob Shangraw and Don Nathan.</i>
Jackson Byer	A Kings Point resident who wanted to offer his services for next year's 4 th of July celebration.
Carmen Tedrick	A new resident who inquired if there was a solicitation policy within the community. Has had an onslaught of people coming to the door. <i>Hillsborough County does require a solicitor's license. Also, Security Patrol has "no solicitation" sticker signs for your window. You can call Security Patrol to report them.</i>
Art Erickson	What is the Renovation Fund? <i>Has been used entirely for room renovations. It is not funded by our budget – strictly by donations.</i>