

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 10, 2022
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Kim Roush, Vice President
Ron Matelski, Secretary

Gary Bratt
Ron Clark*
Jim Collins

Jeff Parsons*
Eric Porr
Roger Zieg

*Via Zoom

OTHERS PRESENT

Dave Birkett, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
25 Members plus 32 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 9 Directors present.

II. APPROVAL OF MINUTES

Secretary Matelski **MOVED** the minutes of the July 13, 2022 Board Meeting be approved as submitted. **SECOND**: Director Collins. **VOTE**: Unanimous in favor by voice vote.
Minutes approved.

III. SECRETARY'S REPORT

Acknowledgements - Secretary Matelski reported the CA had received \$2,500 toward the hearing loop at Community Hall and that Tillers & Toilers had paid \$3,800 for a concrete addition.

For the Record: Secretary Matelski announced that on July 28, 2022, the Board of Directors approved in an Action without a Meeting the final colors of Vital Yellow for all buildings and Creamy for the accent. The survey was so close, the Board decided to make the final decision.

IV. PRESIDENT'S REPORT

President Sullivan stated he had the honor of representing our community at the Walmart grand re-opening last Saturday. He also announced that applications to run for a position on the Board of Directors will be available in the CA office beginning August 17th. There are 3 three-year positions and 1 one-year position to complete former Director Ken Bauer's term of office.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$2,745,456 at the end of July. The Replacement Fund balance was \$2,166,158 and the Renovation Fund had a balance of \$43,381. The Capital Fund balance was \$4,514,373.

There were 64 home transfers in July and as of today, we already have 28 transfers in for the month of August. He also stated that last year through July 31, we had 373 transfers and this year through July, there were 391 homes. The Budget Committee is working on the 2023 Budget and he encouraged everyone to attend the Budget Presentation scheduled for Thursday, September 22 at 9 am in the Florida Room.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Long Range Planning Committee

Director Porr stated that the Committee is now in the process of a request for qualifications for a land planner to help the Long Range Planning Committee to work with the community. We still have six issues that still need to be resolved and that is the bar/dining area, the pool, a new building, the Rollins Theater, walking trails and the amphitheater. We will be having focus groups for the community in the near future. The dates will be announced that we will be asking the community what they envision and will try to narrow those down and give the community a chance to say this is what we like and work with a land planner to try and put a package together for the long range planning of our community.

IX. NEW BUSINESS

- 1) Approve change in position of existing Co-Chair Karen Marmon to Chair of the Bingo Committee.

Director Zieg **MOVED** that due to the resignation of Co-Chair Robin LeMaster, the Board change the position of Karen Marmon from Co-Chair to Chair of the Bingo Committee.

SECOND: Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 2) Approval of George McGuire as Chair of the Fitness Committee

Director Jim Collins **MOVED** that the Board approve George McGuire as Chair of the Fitness Committee. **SECOND:** Director Bratt. **VOTE:** Unanimous in favor by voice vote.

Motion carried.

3) Approve last median to be added to original scope of work

Vice President Roush **MOVED** that the Board approve that the last median be added to the original scope of work for re-landscaping in a contract with Alexander's in the amount of \$16,465. This will be expensed to the Capital Fund Account #60308-000-2. **SECOND:** Director Porr. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Vice President Roush **MOVED** the meeting be adjourned. **SECOND:** Director Clark. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.



Ron Matelski, Secretary

/crd

Attachments (2)

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Larry Smith
Leo Hanifin
Eileen Goff
Betty Dean
Ron Clark
Michael West
Carrie Blaylock
Linda Strange
Mark Erickson

Their comments can be viewed at: https://www.youtube.com/watch?v=_51623zrHKU

Sun City Center Community Association Board of Director's Meeting

August 10, 2022 from Lyn Reitz, Community Manager

Bandstand Concert --- Mark your calendar for the next Bandstand Concert scheduled for August 17th, 6pm to 7:30pm. CC's Grill will be offering food, drinks and desserts.

On Going Projects --- As we start the month of August, we have a lot of projects starting. There will be building pressure washing and painting on Central Campus, asphalt repairs/sealing/stripping on both Central and South Campus, landscaping on both Central and South Campus and the North and South Pebble Beach Medians and sidewalk repairs on Central Campus. These projects will run throughout the entire month and some into September. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for an inconvenience and thank you for your cooperation.

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 July 31st, total residents were 11,498 and total membership dues were 11,610. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.



Sun City Center Community Association, Inc.
1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573

**ACTON BY WRITTEN CONSENT IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS**

We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

The Board of Directors acknowledges that the paint colors for all buildings will be the building color of (A) Vital Yellow and the trim color of (B) Creamy.

Effective this 28 day of July, 2022

DIRECTORS:

Attached
Gary Bratt

Attached
Ron Clark

Attached
Jim Collins

Attached
Ron Matelski

Attached
Jeff Parsons

Attached
Eric Porr

Attached
Kim Roush

Bob Sullivan
Bob Sullivan

Attached
Roger Zieg

From: [Gary Bratt](#)

Sent: Thursday, July 28, 2022 1:52 PM

To: bsullivan@suncitycenter.org; eporr@suncitycenter.org; [Eric Porr](#); 'Ron Matelski'; rzieg@suncitycenter.org; [Roger Zieg](#); [Ron Clark](#); [Ron Clark](#); [Jim](#); jcollins@suncitycenter.org; jparsons@suncitycenter.org; [Jeffrey F. Parsons](#); GBratt13@yahoo.com; gbratt@suncitycenter.org; kroush@suncitycenter.org; [Dave Birkett](#); dbirkett@suncitycenter.org

Subject: Re: Action without a meeting for paint

Bob,

I agree with you. It is my opinion that white is not the correct choice. We as a board must make that final decision. Committees only make recommendations to the board, their decision is not final. The vote tally was so close even the community is split. I also feel that painting A as the base and B as the trim is a much better selection.

Gary Bratt

[Sent from Yahoo Mail on Android](#)

On Thu, Jul 28, 2022 at 1:22 PM, Bob Sullivan

bsullivan@suncitycenter.org wrote:

Board,

We need to vote and make the decision on the paint color. This is because that the survey is just the opinion of the surveyed people of the community and the decision is that of the Board. The survey showed that all three colors were very close in their votes.. The decision by the committee was that they selected the highest number but they were so close that it really is a toss up and needs to be determined by the board.

If we can have an agreement on the color, we can have a action without a meeting. This can be done by an email. My thoughts were to follow the Paint specialist from Sherwin Williams using A as the base and B as the accent. Just my thoughts as if we go all white it will be cost more for the coverage needed to cover brown walls with white and the red doors with white.

Sincerely,

Bob Sullivan

SCC CA President

813-215-7050

From: [Ron Clark](#)

Sent: Thursday, July 28, 2022 2:15 PM

To: [Gary Bratt](#)

Cc: bsullivan@suncitycenter.org; eporr@suncitycenter.org; [Eric Porr](#); [Ron Matelski](#); rzieg@suncitycenter.org; [Roger Zieg](#); [Ron Clark](#); [Jim](#); jcollins@suncitycenter.org; jparsons@suncitycenter.org; [Jeffrey F. Parsons](#); gbratt@suncitycenter.org; kroush@suncitycenter.org; [Dave Birkett](#); dbirkett@suncitycenter.org

Subject: Re: Action without a meeting for paint

I'm good for an action without a meeting and agree with what you and Gary say. A base and B trim makes a lot of sense.

Ron

From: [jcollins756](#)

Sent: Thursday, July 28, 2022 3:01 PM

To: [Bob Sullivan](#); eporr@suncitycenter.org; [Eric Porr](#); ['Ron Matelski'](#); rzieg@suncitycenter.org; [Roger Zieg](#); [Ron Clark](#); [Ron Clark](#); jcollins@suncitycenter.org; jparsons@suncitycenter.org; [Jeffrey F. Parsons](#); GBratt13@yahoo.com; gbratt@suncitycenter.org; kroush@suncitycenter.org; [Dave Birkett](#); dbirkett@suncitycenter.org

Subject: RE: Action without a meeting for paint

I agree with an action without a meeting proposal for choosing paint colors for our buildings. I choose A for a base and B for trim.

Jim Collins

From: [Ron Matelski](#)

Sent: Thursday, July 28, 2022 8:41 PM

To: [Jeffrey F. Parsons](#); jcollins756; [Bob Sullivan](#); eporr@suncitycenter.org; [Eric Porr](#); rzieg@suncitycenter.org; [Roger Zieg](#); [Ron Clark](#); [Ron Clark](#); jcollins@suncitycenter.org; jparsons@suncitycenter.org; GBratt13@yahoo.com; gbratt@suncitycenter.org; kroush@suncitycenter.org; [Dave Birkett](#); dbirkett@suncitycenter.org

Subject: Re: Action without a meeting for paint

Ditto for me. Let's get this done..

Ron

From: [Jeffrey F. Parsons](#)

Sent: Thursday, July 28, 2022 7:38 PM

To: [jcollins756](#); [Bob Sullivan](#); [eporr@suncitycenter.org](#); [Eric Porr](#); 'Ron Matelski'; [rzieg@suncitycenter.org](#); [Roger Zieg](#); [Ron Clark](#); [Ron Clark](#); [jcollins@suncitycenter.org](#); [jparsons@suncitycenter.org](#); [GBratt13@yahoo.com](#); [gbratt@suncitycenter.org](#); [kroush@suncitycenter.org](#); [Dave Birkett](#); [dbirkett@suncitycenter.org](#)

Subject: RE: Action without a meeting for paint

I also agree with an action without a meeting proposal for choosing paint colors for our buildings. I vote for A as the base & B for the trim.

Jeff Parsons

From: [scc mail](#) <eporr@suncitycenter.org>

Sent: Thursday, July 28, 2022 7:57 PM

To: [Jeffrey F. Parsons](#); [jcollins756](#); [Bob Sullivan](#); [Eric Porr](#); 'Ron Matelski'; [rzieg@suncitycenter.org](#); [Roger Zieg](#); [Ron Clark](#); [Ron Clark](#); [jcollins@suncitycenter.org](#); [jparsons@suncitycenter.org](#); [GBratt13@yahoo.com](#); [gbratt@suncitycenter.org](#); [kroush@suncitycenter.org](#); [Dave Birkett](#); [dbirkett@suncitycenter.org](#)

Subject: Re: Action without a meeting for paint

I am good with action w/o meeting. Yellow base creamy trim

From: [Kimberly Roush](#)

Sent: Thursday, July 28, 2022 8:22 PM

To: [Bob Sullivan](#); [eporr@suncitycenter.org](#); [Eric Porr](#); 'Ron Matelski'; [rzieg@suncitycenter.org](#); [Roger Zieg](#); [Ron Clark](#); [Ron Clark](#); [Jim](#); [jcollins@suncitycenter.org](#); [jparsons@suncitycenter.org](#); [Jeffrey F. Parsons](#); [GBratt13@yahoo.com](#); [gbratt@suncitycenter.org](#); [Dave Birkett](#); [dbirkett@suncitycenter.org](#)

Subject: RE: Action without a meeting for paint

I agree with an action without a meeting proposal for choosing paint colors for our buildings. I vote for A as the base & B for the trim.

From: [Roger Zieg](#)

Sent: Thursday, July 28, 2022, 5:30 PM

To: [Bob Sullivan](#)

Subject: Re: Action without a meeting for paint

Bob

That's fine with me, go with A as base and B as the accent color.

Roger