

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 11, 2021
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Dave Birkett, Treasurer
Ron Matelski, Secretary

Ken Bauer
Gary Bratt
Kim Roush

Eric Porr
Doug Seipelt
Larry Smith

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
37 Members in person and 41 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 made one correction to the minutes of the Board Meeting held on July 9, 2021 that it was the Fix It Club, not Fit It Club which has been corrected. There being no other objections or corrections, the minutes were approved as submitted.

III. SECRETARY'S REPORT

- Acknowledgements – Secretary Matelski reported that the Lapidary Club had given \$1,000 to the Hardship Fund and \$1,000 to the Sun City Center Library.
- Action without a Meeting – Secretary Matelski announced that an Action without a Meeting was signed by the Board of Directors on July 27, 2021 to approve that a referendum take place on August 24 and 25, 2021 for the membership to vote on the following:
I am in approval to authorize the Board of Directors to spend up to \$5,800,000 for Phase I of the Long Range Plan Building Project using the Capital Funds and Replacement Reserve Funds. (No financing required). Yes___ No___
- Secretary's Certification on Bylaw Vote
Secretary Matelski stated he had certified that a vote was held on July 20, 2021 to amend Bylaw V, Dues, Fees and Assessments, Section 9 to increase the amount of the Capital Fund Fee from \$2,100 to \$3,000. The result of this vote was 1,355 in favor and 967 against. The amendment passed. This change will be effective September 1, 2021. There was also a vote on Bylaw II, Board of Directors, Section 8 to change consecutive elected terms from two (2) to three (3). The result was 1,059 In Favor and 1,257 against. The amendment failed. A copy of the Certification is attached.

IV. PRESIDENT'S REPORT

With the influx of more Covid and masking, the Board talked about the feasibility of having mandated masks but we realized we didn't have the capability of enforcing masks being worn and decided we are not going to mandate masks on our property.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$2,779,830 at the end of July. The Replacement Fund balance was \$2,048,433 and the Renovation Fund had a balance of \$43,375. The Capital Fund balance was \$3,009,978. There were 57 home transfers in the month of July. He stated we are averaging 52.3 homes per month. Through today, we are at 33 homes in August so far.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

IX. NEW BUSINESS

1. Review Petition received "to perform all maintenance that closes the outdoor pool during the months of November through March"

Director Smith stated we had received a petition "to perform all maintenance that closes the outdoor pool during the months of November through March". The Board of Directors has to determine, according to Article XV, if the petition is in the community's best interest and they should proceed with a membership vote.

Director Smith then made a motion to deny the petition as it is not in the community's best interest. **SECOND:** Director Bratt. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2. Approve additional members to the Elections Committee

Vice President Seipelt announced that Debi Tourangeau had resigned as the Co-Chair of the Elections Committee and Co-Chair Erma Faron will become the Chair.

He MOVED that the Board approve the following to be members of the Elections Committee as submitted by Elections Chair Erma Faron.

JUDGES:

Linda Torchia
Floyd Curvin
Brenda Curvin
Don Sellers
Patty Sellers
Dee Cronk
Richard Cronk

X. ADJOURNMENT

Director Bratt **MOVED** the meeting be adjourned. **SECOND:** Director Roush.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:18 a.m.

AUDIENCE PARTICIPATION

Director Porr received a lot of feedback from members who weren't able to speak at the town hall meetings due to some people talking too long and speaking more than once. He stated the Board was going to start invoking the 3-minute rule and ask each person to state their name and address.

Mike Vilasi stated he did not sign the petition for the pool but thought that less people would use it in December and January. *In the petition, it stated all maintenance that would shut the pool down should only be done between November and March. Having pool service postponed just doesn't make sense.*

Cary Blaylock asked if the gas problem on the indoor pool would be fixed by September. *It is being fixed right now.* She is also concerned about weather delays on the project since it is hurricane season.

Sharon Peker asked if the 3-minute rule included exchanges with the Board. *No, it will not.* She also felt that masks should not be mandated and that we never again close down our facilities because of Covid.

Kathy Forthofer felt we should have a place on our website where the members could express their opinions. *The Board is looking to update the Issues log on our website. Every Director's email address is on the Web Site and in our Membership Directory. You can email them at any time and they will get back to you.*

Vice President Seipelt talked about some of the negative social media going on in the community and wanted to assure those present that the Board is not lying to you. They are available to speak to any member.

Linda Grabowski suggested moving forward that the Board try to find a time so that the pool does not have to be closed down. *In this day and age, when you have a contract, good luck on telling someone when you want the work done, it's up to them.*

Diane Loeffler stated, in reference to masks, that she put in the bylaws for the Scrabble Club that if anybody feels uncomfortable, the rest of the members are asked to put a mask on

Eileen Ziegler asked if the process of spending money up front is different from the last project. *The process is the same. We are mandated to ask the membership to vote on contracts over 15% of the Operating Budget. We have to pay in advance to determine the final cost of a project.*

Lewis Maley asked if the Board has considered eliminating guest passes at this time so that our members are protected. *At this time, we are not going to eliminate guest passes.*

Cary Blaylock felt we should alter the rules that a member has to accommodate their guest.

Becky Barnett asked about the possibility of having food trucks on our property.

Director Matelski questioned why we would need food trucks when we now have CC's Grill on our property. Worked very hard to have food on our premises.

A handwritten signature in black ink that reads "Ron Matelski". The signature is written in a cursive style with a large initial "R" and "M".

Ron Matelski, Secretary

/crd

Attachments (3)



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.

We hereby approve that a referendum take place on August 24 and 25, 2021 for the membership to vote on the following:

I am in approval to authorize the Board of Directors to spend up to \$5,800,000 for Phase I of the Long Range Plan Building Project using the Capital Funds and Replacement Reserve Funds. (No financing required)

YES

NO

Effective this 27th day of July, 2021

DIRECTORS:

Ken Bauer

Ken Bauer

Dave Birkett

Dave Birkett

Gary Bratt

Gary Bratt

Ron Matelski

Ron Matelski

Eric Porr

Eric Porr

Kim Roush

Kim Roush

Doug Seipelt

Doug Seipelt

Larry Smith

Larry Smith

Bob Sullivan

Bob Sullivan



Sun City Center Community Association, Inc.

**SECRETARY'S CERTIFICATION
JULY 20, 2021 – MEMBERSHIP MEETING
VOTE ON AMENDMENTS TO BYLAW V AND BYLAW II**

I, Ron Matelski, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called vote to amend Bylaw V, Dues, Fees and Assessments, Section 9 and Bylaw II, Board of Directors, Section 8 was held on July 20, 2021 at 10:00 a.m. in Community Hall.

There were 2,130 proxies received and 195 members who voted at the Membership Meeting constituting a quorum of over 200 members.

The result of the vote to amend Bylaw V, Dues, Fees and Assessments, Section 9 to increase the amount of the Capital Fund Fee from \$2,100.00 to \$3,000.00 was:

For	1,355	
Against	967	(Amendment passed)

The result of the vote to amend Bylaw II, Board of Directors, Section 8 to change consecutive elected terms from two (2) to three (3) was:

For	1,059	
Against	1,257	(Amendment failed)

This will go into effect on September 1, 2021..

A copy of the "Official Ballot" is attached as well as the certified results.

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 21st day of July, 2021.

Ron Matelski
Corporate Secretary

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
OFFICIAL VOTE – BYLAW AMENDMENTS
MEMBERSHIP MEETING – JULY 20, 2021 - COMMUNITY HALL, 10:00 AM**

CURRENT

CURRENT BYLAW V. Dues, Fees and Assessments, Section 9

At the time of closing on the sale of a residence within Sun City Center by a buyer who is not an owner of a Residence within Sun City Center, or who has not owned a residence in Sun City Center within three (3) years of the date of closing, the Association shall cause to be collected from that buyer a standard/customary Capital Fund Fee of \$2,100.00. For purpose of collecting that Capital Fund Fee, this amendment shall take effect April 1, 2020.

AMENDMENT CHANGE:

I am in favor of increasing the amount of the Capital Fund Fee from \$2,100.00 to \$3,000.00 effective September 1, 2021.

YES

NO

CURRENT BYLAW II. Board of Directors, Section 8

A Director shall not serve more than two (2) consecutive elected terms. Thereafter, two (2) years must elapse before such person is again eligible to serve as a Director. However, any time served on the Board in a single appointment prior to election as a Director shall be exempted.

AMENDMENT CHANGE:

I am in favor of changing consecutive elected terms from two (2) to three (3).

YES

NO

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
OFFICIAL PROXY DESIGNATION- BYLAW AMENDMENTS**

Must be received by 3:00 p.m. on July 19, 2021

Community Association Office

PROXY DESIGNATION – Membership Meeting on July 20, 2021 at 10:00 a.m.
(Proxies will count to establish a Quorum)

CURRENT BYLAW V. Dues, Fees and Assessments, Section 9

At the time of closing on the sale of a residence within Sun City Center by a buyer who is not an owner of a residence within Sun City Center, or who has not owned a residence in Sun City Center within three (3) years of the date of closing, the Association shall cause to be collected from that buyer a standard/customary Capital Fund Fee of \$2,100.00. For purpose of collecting that Capital Fund Fee, this amendment shall take effect April 1, 2020.

AMENDMENT CHANGE:

I am in favor of increasing the amount of the Capital Fund Fee from \$2,100.00 to \$3,000.00 effective September 1, 2021.

YES

NO

CURRENT BYLAW II. Board of Directors, Section 8

A Director shall not serve more than two (2) consecutive elected terms. Thereafter, two (2) years must elapse before such person is again eligible to serve as a Director. However, any time served on the Board in a single appointment prior to election as a Director shall be exempted.

AMENDMENT CHANGE:

I am in favor of changing consecutive elected terms from two (2) to three (3).

YES

NO

I _____, CA Membership Number _____
hereby designate Carol Donner, Executive Assistant and CA member to cast my proxy as directed above.

(Signature of Member)

Sun City Center Community Association, Inc.
VOTE AT MEMBERSHIP MEETING
ON JULY 20, 2021

BYLAW AMENDMENT	
<u>BYLAW V. Dues, Fees and Assessments, Section 9</u>	
To increase the amount of the Capital Fund Fee from \$2,100.00 to \$3,000.00.	
VOTED IN FAVOR	<u>1355</u>
VOTED AGAINST	<u>967</u>
	3 no votes
2325	
BYLAW AMENDMENT	
<u>BYLAW II Board of Directors, Section 8</u>	
To change consecutive elected terms from two (2) to three(3).	
VOTED IN FAVOR	<u>1059</u>
VOTED AGAINST	<u>1259</u>
	9 No votes
2325	

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

Debi Tourangeau
Debi Tourangeau
Co-Chair
Elections Committee

Erma Faron
Erma Faron
Co-Chair
Elections Committee

DATE: 7/20/2021

Sun City Center Community Association Board of Director's Meeting

August 11, 2021 from Lyn Reitz, Community Manager

60th Anniversary Event --- We will be having an Ice Cream Social at the Community Hall for the Sun City Center Community Association 60th Anniversary which is scheduled for Sunday, November 7th, 1pm to 4pm.

Holiday Golf Cart Parade --- We have the Holiday Golf Cart Parade scheduled for Saturday, December 4th, 10am. The theme has been selected as "Together Again". We hope many will participate. We will release more information as it becomes available.

FallFest – We have the FallFest event scheduled for Saturday, October 16th, 9am to 2pm. We hope all the clubs will participate in this combination event of Hi Neighbor and Funfest.

Bandstand Concert --- Mark your calendars for the next bandstand concert scheduled for September 9th starting at 6:00pm. There will be a food truck and CC's Café will also be open for food and refreshments.

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 11,461 and total membership dues were 11,604. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.