

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 14, 2019
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

Sam Sudman, President

Helen Lewis, Vice President

Dave Birkett, Secretary/Treasurer

Joe Elam

Jerry Gibson

Doug Seipelt

Bob Sullivan

Larry Smith

OTHERS PRESENT

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

27 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Sudman 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 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on July 10, 2019 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary/Treasurer Birkett reported that Monday Movies had donated \$266 to offset license fees. The Lapidary Club donated \$300 and the Woman's Club donated \$92 toward 2019 FunFest expenses.

IV. PRESIDENT'S REPORT

President Sam Sudman's report is attached.

V. TREASURER'S REPORT

Secretary/Treasurer Birkett reported on estimated financials as of July 31, 2019. The Operating Fund had a balance of \$2,596,717. The Capital Fund balance was \$1,314,479. There were 47 home transfers in July. The Replacement Fund balance was \$1,652,312 and the Renovation Fund had a balance of \$42,683. Treasurer Birkett stated that we were just starting the budget process for 2020.

Treasurer Birkett then stated for the record that due to several rather large bequeaths to the Fitness Center that the Fitness Center equipment in the amount of \$11,000 approved in January, 2019 from the Replacement/Reserve Account has now been expensed from the Fitness Center account #60804-000-1 and the Replacement/Reserve Account has been reimbursed for the \$11,000.

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) Approve engagement letter with CPA for audit and tax returns for 2019
Secretary/Treasurer Birkett **MOVED** that the Board approve the engagement letter with Carr, Riggs & Ingram, LLC, Certified Public Accountants to audit the Community Association's financial position at a cost of \$19,500 and to prepare the tax returns at a cost of \$2,500 for the year ended December 31, 2019. This will be expensed from Operations Account #64300-000-1. **SECOND:** Vice President Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried
- 2) Approve Chair of Elections Committee for remainder of 2019
Vice President Lewis **MOVED** that the Board approve Barbara Gingrich as Chairperson of the Elections Committee for the remainder of 2019. **SECOND:** Director Birkett. **VOTE:** Unanimous in favor by voice vote. Motion carried

X. GOOD & WELFARE

Chief Mike Bardell of the Sun City Center Emergency Squad expressed his concern that members from Kings Point are resigning from the Emergency Squad, Samaritan Services and Security Patrol since they feel that the proposed \$125.00 fee would apply to them. We are not affiliated with the CA nor Kings Point but we service everyone in Sun City Center. The \$125.00 fee does not apply to these separate organizations.

Chief Bardell announced dates for the next Health Symposium being held by the Emergency Squad. October 22nd will be at Kings Point and October 29th will be at the Community Hall. Both will run from 11:45 am to 3 pm. You can go to either one. Their main partner in the Symposium is South Bay Hospital. They will have Orthopedic doctors speak about their specialties such as arthritis, shoulder pain, hip pain, etc. There will also be discussions on mystery gut pain and fall prevention.

XI. ADJOURNMENT

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

AUDIENCE PARTICIPATION

The following members addressed the Board: George Hawn, Donna Armstrong, Sue Nasrani, Peter Aluotto, and Virginia Olivares.

Their comments can be viewed at <https://vimeo.com/35402770> (part 2 of meeting video). If you wish to view the entire meeting, part 1 can be viewed at <https://vimeo.com/354026853>.



Dave Birkett
Corporate Secretary/Treasurer

DB:cd
Attachments (2)

President Sam Sudman's President's Report – Board of Directors Meeting – 8/14/19

1. Chair of the Audit Committee, David Floyd, has stepped down. The Audit Committee is responsible for the review of club and organization information on file with the CA to determine that the clubs are compliant with CA requirements for affiliation and use of our facilities and resources.
2. An article in the recent Observer entitled County Commissioners Need Your Feedback generated a lot of comment on social media from our members and others. Commissioner White's legislative aide emailed the results of that workshop to me last evening. The workshop held in Tampa yesterday at County Center resulted in one of the projects noted on the meeting agenda, G-3, CR 672/Balm planned development, being denied and the other, G-1 (18-1048), the Wimauma rezoning for a PD (planned development) being remanded to the September Zoning Hearing Master Meeting. There are some issues with the compatibility of this planned development and the Wimauma Comprehensive Plan that need to be addressed.

Denial of the G-3 project means that the developer will have to go back to step 1 and resubmit a new rezoning request if they wish to proceed. They have not indicated at this point that they intend to do so. We have been advised that we are welcome to speak for or in opposition of the Wimauma PD, 18-1048, at the September 16th Zoning meeting and become a party of record, so that we will be able to speak again before the board at the November Land Use meeting. We will review the updated file in the coming weeks to make that determination.

3. We received a call from the Director of Public Works in response to my comments on the above projects to the commissioners, which were broader than just those projects. He wanted to follow up on our concerns. He and I will be meeting to discuss options.

He also wanted to emphasize that Public Works will be hosting public meetings in the coming weeks to answer questions about the proposed increase in the storm water fee. The South Shore meeting will be August 27 at the Library on 19th Ave., NE from 4-7 pm. It is structured like an open house so you can go, obtain additional information and speak with staff about questions and concerns. This is not a matter of us making the ultimate decision that impacts your fee. Each resident/voter is entitled to their own views, which may influence any proposed modification to the fee. It pays to make your well-thought-out views known. They have already made modifications to address concerns of trailer/RV parks.

4. The storms on Monday generated a lot of comment on social media. Roadway flooding was noted. Seasoned residents are aware that this occurs during the rainy season because the capacity of the storm water inlets in the older sections of SCC have been overwhelmed but will generally subside within hours. On rare occasions, there may be a systemic problem such as an obstructed or collapsed culvert or a manipulated pond level. If we are notified, we can get expedited service from Hillsborough County. A brief primer on flood control may be helpful at this point. Storm water is controlled by myriad retention ponds throughout the community. Water travels by gravity from the roadways into the inlets to the ponds and lakes to Cypress Creek to the Manatee to the Gulf. If a retention pond has been artificially elevated for aesthetic purposes the County will adjust it to the proper level so that gravity can clear the roadways.
5. The SCC CERT is in the process of being reconstituted. A meeting is being held tomorrow, 8/15, at 6:30 pm at the South Shore Regional Library, 15816 Beth Shields Way off 19th Ave. in the Multi-purpose room. If you are interested in learning more about CERT, please attend.

Sun City Center Community Association

Board of Director's Meeting

August 14, 2019 from Lyn Reitz, Community Manager

Holiday Breakfast and Walk --- Join us Saturday, December 7th for the Breakfast and Holiday Walk Event. We are still in need of a Chairman for next year. If you are interested please contact Sam Sudman or Bob Sullivan in the CA Office.

Holiday Golf Cart Parade --- The theme for this year will be "Home for the Holidays". There will be over \$1,000 in prizes given out. Please plan to join us on Saturday, December 14th and enjoy a fun event.

2020 Budget --- We are starting the 2020 Budget process. If your club has asked for help with operational funds it will not be until the end of the year when the Members vote on the dues before, we will know if they have been approved. Notice will be sent either way after the vote is taken. The first Budget presentation to the Membership will be Thursday, September 26th at 9am in the Florida Room.

Projects on Campus --- We will be doing some roofing, asphalt and landscaping projects over the summer and into the season. Just a reminder if an area is roped and/or coned off, please stay out of that area for your safety.

Resident Count --- As of July 31st, total residents were 11,447 and total membership dues were 11,548. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.