

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, SEPTEMBER 13, 2017**  
**ROLLINS THEATER**

**APPROVED**

**DIRECTORS PRESENT**

John Luper, President  
Joe Elam, Vice President  
Jim Schwartz, Treasurer

Dave Birkett  
Marilyn Coté-Miller  
Helen Lewis

Bob Sanchez  
Bob Sullivan

**DIRECTORS ABSENT**

Jerry Gibson

**OTHERS PRESENT**

Sam Sudman, Corporate Secretary  
Carol Donner, Recording Secretary  
Jonathan Moore, InVision Advisors  
22 Members

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

President Luper 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 August 9, 2017 were approved as submitted.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Sudman reported that the Monday Movies donated \$165 toward licensing fees. AAUW donated \$25 to the SCC Library.

**IV. PRESIDENT'S REPORT**

President Luper stated that obviously we had been through the reality of a major storm and overall Sun City Center was spared a whole lot more than the rest of the state. Many communities were without power for over 5 days. He appreciated the support of our community and thanked the maintenance staff who diligently prepared us for the storm and for all the work that was done when they had to put everything back the way it was.

He announced that next Tuesday, the 19<sup>th</sup>, is our first Leaders Meeting since May. Monday, the 25<sup>th</sup> will be the first CO-AP meeting of the season. There will be an important workshop on September 27<sup>th</sup> in the Florida Room at 9 a.m. when the proposed 2018 budget will be presented to the members. The budget will be voted on at the October 11<sup>th</sup> board meeting. He also mentioned that October 4<sup>th</sup> is the deadline for applications for the board. The vote for both directors and dues will be on December 5<sup>th</sup> & 6<sup>th</sup>. Hope to see you all at the October 25<sup>th</sup> Membership Meeting so that we can have a quorum.

## V. TREASURER'S REPORT

Treasurer Schwartz reported on financials as of August 31, 2017. The Operating Fund had a cash balance of \$2,127,969. The Capital Fund balance was \$968,151. There were 39 home transfers which netted \$49,114.38 to the Capital Fund. The Replacement Fund balance was \$1,264,551 and the Renovation Fund had a balance of \$16,727.

## VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

## VII. STANDING COMMITTEE REPORTS

Internal Audit Committee – Chair David Floyd gave an interim report on the club audits conducted in 2017. His report is attached.

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS

### Communications:

Director Sanchez reported on issues raised at the August 9, 2017 Board Meeting.

- Janet Ditmore expressed thanks for the trees on Rickenbacker Drive.
- Wendell Spencer mentioned a contract that concerned the Security Patrol and the Sheriff's office. *That would be between the Security Patrol and the sheriff's office – not a Board issue.*
- Bob Deutel asked if there was any reason we couldn't have a metal plate over the dip at Cherry Hills and No. Pebble Beach. *Secretary Sudman stated the dip in the road is needed to direct storm water and that metal plates tend to get obstructed.*
- Mike Killian mentioned the neglect of the shore line behind the Arts & Crafts building. *That is a pending maintenance issue.*
- Cary Blaylock expressed a wish for a lightning meter more visible from the pool. *It is felt that what we have is adequate. No action necessary.* She also requested stop signs or speed bumps on Cherry Hills Drive near the Lifeline office due to fast traffic. *Speed is a community-wide issue. Will be taken under advisement.*

## IX. OWNER'S REPRESENTATIVE REPORT

Jonathan Moore of InVision Advisors gave a damage report on the new building during Hurricane Irma. ABI lost one piece of plywood and a port-o-let toilet was blown over. Some of the crews were from Naples and Fort Meyers but are expected back next week. ABI headquarters is still out of power and their main server is down. There is no impact to the schedule. The sheet metal roof is coming from Houston. The roof is on its own timeline which will not impact their completion date. President Luper added that he has been impressed with ABI since day one.

## X. NEW BUSINESS

### 1) Approve replacement of sliding glass doors in the Indoor Pool Area

Treasurer Schwartz **MOVED** that the Board approve a contract with Tampa Bay Windows & Doors in the amount of \$21,150 to replace the sliding glass doors in the Indoor Pool area. This will be expensed from Replacement Reserve Account #76866-000-4.

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

- 2) Approve new co-chairs of Bingo Committee  
Director Lewis **MOVED** that the Board approve Linda Nolder & Karen Marmon as co-chairs of the Bingo Committee for the balance of 2017. **SECOND:** Director Sanchez. **VOTE:** Unanimous in favor by voice vote. Motion carried. President Luper thanked Janet Love for her many years of service as chair of the Bingo Committee.
- 3) Approve dissolution of International Coffee Club  
Director Lewis **MOVED** that the Board approve the dissolution of the International Coffee Club as an affiliated club. **SECOND:** Director Birkett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

#### **XI. ADJOURNMENT**

Vice President Elam **MOVED** the meeting be adjourned. **SECOND:** Director Sullivan. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:32 a.m.

#### **AUDIENCE PARTICIPATION**

After the meeting, Doug Printy advised everyone that WalMart was closed because they lost all their frozen food and needed to clean up. They hope to be open tonight. John Bowker mentioned that Publix emptied their shelves of all their breads, cakes, candy, etc. and gave to both the Emergency Squad and Security Patrol. They deserve our thanks.



Sam Sudman, Corporate Secretary  
MSS:cd  
Attachments (2)

# Sun City Center Community Association

## Board of Director's Meeting

September 13, 2017 from Lyn Reitz, Community Manager

**Respect for Property and Employees** --- We are encountering a lot of broken and abused facility items where members are trying to alter items, shut down items or turn on/off items and it leads to having to repair and replace because of misuse. We are also having issues with members treating employees with disrespect and foul language when they are just doing their jobs and trying to uphold the Rules of the Community. This cannot be continued.

**CA Office Building** --- The roofing materials are being installed and we are right on schedule with no issues. Our Owners Rep. will be filling us in on more a little later in the meeting.

**Golf Cart Parade** --- We have started the planning stage of the Golf Cart Parade. The parade date is Saturday, December 9<sup>th</sup> at 10am. More information will be released as we progress with the Committee meetings.

**Holiday Walk and Breakfast** --- The Committee is in the planning process for the Breakfast which is Saturday, December 2<sup>nd</sup> in the Florida Room. The Clubs will also be open for your shopping pleasure.

**Resident Count** --- As of August 31<sup>st</sup>, total residents were 11,218 and total membership dues were 11,543. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

# AUDIT COMMITTEE REPORT – INTERIM REPORT 2017

## Audits conducted to date in 2017

### Eight audits have been conducted.

- Academy of Ballroom Dance
- Archery Club
- Dog Owners Group
- Irish Connections Social Club
- Mah Jong
- Sew N Sews
- Sun City Center Residents, Inc (Travel/Mini Bus)
- Woodcarvers

### Two audits are pending – 3<sup>rd</sup> quarter 2017

- Singles Social Dance Club
- Yoga Club

### Follow up audit

- Academy of Ballroom Dance – 4<sup>th</sup> quarter 2017

## General comments and observations.

I have received in general a good reception from the Clubs that I have contacted regarding an audit. Most of the clubs audited are following the Sun City Center Community Associations guidelines and Policy Section IV of the Policy Manual. Our clubs in general have good or reasonable accounting procedures. I made recommendations to 2 or 3 clubs for ways to improve their record keeping.

One club due to major discrepancies and lack of truthfulness will be re-audited in the 4<sup>th</sup> quarter of this year.

I am planning at two additional audits in 2017.

All-in-all the audits are proceeding nicely with good cooperation from our CA Clubs.

Respectfully,

David T. Floyd

Audit Committee Chair