

APPROVED

MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MAY 9, 2018  
ROLLINS THEATER

**DIRECTORS PRESENT**

John Luper, President	Dave Birkett	Helen Lewis
Joe Elam, Vice President	Marilyn Coté-Miller	Doug Seipelt
Jim Schwartz, Treasurer	Jerry Gibson	Bob Sullivan

**OTHERS PRESENT**

Sam Sudman, Corporate Secretary  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
36 mbers

**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 9 Directors present.

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on April 11, 2018 were approved as submitted.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Sudman reported that the Irish Connection donated \$100 to Operations and Monday Movies donated \$118 to offset licensing fees. The Softball Club gave the CA \$6,585 to pay for fence replacement at the Softball Field. In addition, the Tennis Association paid the CA \$10,000 for their share of maintenance of the Tennis Courts.

The following clubs donated to 2018 FunFest expenses:

Horseshoe Pitchers	\$200
Leathernecks	\$169
Sew n Sews	\$221
Woman's Club	\$194

**IV. PRESIDENT'S REPORT**

President Luper thanked Lyn Reitz, Becky Fox and the rest of the staff for the smooth transition from the temporary offices into our new building. There will be an Open House of the building on Friday, May 18 from 9 am to 11 am. Refreshments will be served. He discussed the Hillsborough County Neighborhood Conference scheduled for Saturday. He mentioned that the Emergency Squad has an excellent program on "Stop the Bleeding". Leaders throughout the community will be meeting next week for an emergency preparation meeting in case of a hurricane or some other disaster. He discussed funding for the new Veterans Memorial and encouraged our members to wear their CA badges.

## V. TREASURER'S REPORT

Treasurer Schwartz reported on estimated financials as of April 30, 2018. The Operating Fund had a cash balance of \$3,049,251. The Capital Fund balance was \$262,045. There were 47 home transactions in April which netted \$64,919.10 to the Capital Fund. The Replacement Fund balance was \$1,559,063 and the Renovation Fund had a balance of \$42,165.

## 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 Amendment to Policy V. Clubs & Organizations – 5.01.A.7  
Director Sullivan **MOVED** that the Board approve an Amendment to Policy 5.01.A. Organization, Section 7 to:

**The President and the majority of the Club Officers and the majority of the Club's Board** must be CA members in good standing of the CA.

This Amendment will go into effect on January 1, 2019.

**SECOND:** Director Coté-Miller. **VOTE VIA ROLL CALL:** Unanimous in favor.  
Motion carried.

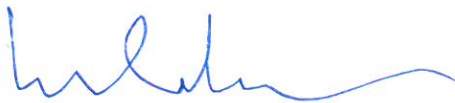
## X. ADJOURNMENT

Director Sullivan **MOVED** the meeting be adjourned. **SECOND:** Director Lewis. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.

## AUDIENCE PARTICIPATION

Jim Schwartz as Commander of the DAV Chapter #110 in Sun City Center, thanked everyone for their generosity in raising \$37,000 for a brand new van to transport our veterans to the VA.

George McGuire, Frank Carl and Anthony Ingargiola addressed the Board. Their comments can be viewed on [www.suncitycenter.org](http://www.suncitycenter.org) under Association/Meeting Videos.



Sam Sudman, Corporate Secretary  
MSS:cd  
Attachment

**Sun City Center Community Association**  
**Board of Director's Meeting**  
May 9, 2018 from Lyn Reitz, Community Manager

**Office Move** --- We are open and ready for business. The move went very smoothly. A huge thank you to all the staff.

**New Administration Building Open House** --- I have scheduled an Open House on May 18<sup>th</sup> from 9am to 11am. Come enjoy some light refreshments and take a tour of the new building.

**2019 Budget** --- With the Audit completed we will be starting the 2019 Budget process.

**July 4<sup>th</sup> Event** --- Make sure you mark your calendars for another July 4<sup>th</sup> day of fun at the Pool and Bandstand and the morning Breakfast. The day will start with the morning breakfast at Community Hall and then we will have Entertainment, Music and Food and of course free ice cream while it lasts at the Pool/Bandstand Area.

**Resident Count** --- As of April 30<sup>th</sup>, total residents were 11,288 and total membership dues were 11,505. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.