

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 11, 2019
ROLLINS THEATER

DIRECTORS PRESENT

Sam Sudman, President
Helen Lewis, Vice President
Dave Birkett, Secretary/Treasurer

Jerry Gibson Larry Smith
Doug Seipelt Bob Sullivan

DIRECTORS ABSENT

Joe Elam

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
46 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 7 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on November 13, 2019 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary/Treasurer Birkett reported that Monday Movies had donated \$384 to offset license fees, the Potters Wheel Club donated \$400 to the Hardship Fund and the Stained Glass Club had donated \$300 to the Hardship Fund.

For the Record – Secretary/Treasurer Birkett announced that the Board of Directors in an Action without a Meeting on October 21, 2019 approved a contract with T & W Communications, LLC in the amount of \$15,385.14 for the emergency replacement of our telephone system which included 20 new phones.

Certification of Membership Vote – Secretary/Treasurer Birkett announced that he had certified the results of the vote for 2020 membership dues of \$300 which passed. There being only three candidates for the Board positions, a count was not taken. Elected to the Board were Eric Porr, Ron Matelski and Bob Sullivan. A copy of the Secretary's Certification is attached.

IV. PRESIDENT'S REPORT

President Sudman's report is attached.

V. TREASURER'S REPORT

Secretary/Treasurer Birkett reported on financials as of November 31, 2019. The Operating Fund had a balance of \$1,773,888. The Capital Fund balance was \$1,600,473. There were 34 home transfers in November. The Replacement Fund balance was \$1,304,026 and the Renovation Fund had a balance of \$42,701.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

Brigitt Lewis, Elections Chair, reported on the recent membership vote. A copy of her report is attached.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Director Doug Seipelt, Chair of the Long Range Planning Committee, reported that the results of the recent survey are in and will be presented to the Board in early January. From there, the Board will develop a facilities plan and financials to accompany it, based on the input the membership provided. The proposed plan and financials will then be presented to the membership in the February timeframe. On behalf of the committee, Director Seipelt thanked everyone who participated in the survey and took the time to provide their opinion on the future of our community.

IX. NEW BUSINESS

1) Change classifications for 501(c)(3) clubs and national organizations

Director Sullivan **MOVED** that the Board approve reclassifications of 501(c)(3) clubs and national organizations as submitted (attached). **SECOND:** Vice President Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approval of Mexican Train as an affiliated club

Director Sullivan **MOVED** that the Board approve the Mexican Train Club as an affiliated Community Association Club. **SECOND:** Director Smith. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approve dissolution of the following clubs:

- Great Books Club
- Leathernecks
- Men's Chorus

Director Sullivan **MOVED** that the Board approve the dissolution of the Great Books Club, the Leathernecks and Men's Chorus as affiliated Community Association Clubs. **SECOND:** Director Smith. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4) Approve amendments to Policy V. Clubs & Organizations and Policy VI. Facilities to conform with recent changes regarding Kings Point usage fee

Secretary/Treasurer Birkett **MOVED** that the Board approve amendments to Policy V. Clubs & Organizations and Policy VI. Facilities to conform with recent changes regarding Kings Point usage fee, as submitted (attached). **SECOND:** Vice President Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Director Sullivan **MOVED** the meeting be adjourned. **SECOND:** Secretary/Treasurer. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:27 a.m.

AUDIENCE PARTICIPATION

The following members addressed the Board: Mary Ellen Skinkle, Rosie Elam, Gale Bouverat and Carl Rowoldt. Their comments can be viewed at <https://vimeo.com/378838725>.


Dave Birkett, Corporate Secretary/Treasurer

DB:cd

Attachments (8)



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

**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

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 a contract with T & W Communications LLC in the amount of \$15,385.14 for the emergency replacement of our telephone system including 20 new phones. This will be expensed through Replacement/Reserve Account #76650-000-4.

Effective this 21st day of October, 2019

DIRECTORS:

David Birkett

Joe Elam

Jerry Gibson

Helen Lewis

Doug Seipelt

Larry Smith

Sam Sudman

Bob Sullivan



Sun City Center Community Association, Inc.

**SECRETARY'S CERTIFICATION
2019 ELECTION RESULTS
BOARD OF DIRECTORS – MEMBERSHIP DUES**

I, Dave Birkett, 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 for the Board of Directors and membership dues for 2020 was held on December 3, 2019 from 8:00 a.m. until 3:00 p.m. in the Sandpiper Room in the Atrium Building and on December 4, 2019 from 9:00 a.m. until 5:00 p.m. at Community Hall.

There being only three candidates for the three Board positions. A count was not taken. Elected to the Board were:

Eric Porr
Ron Matelski
Bob Sullivan

The result of the vote for Membership Dues for 2020 to be \$300.00 per member was as follows:

For	964
Against	908

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

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 9th day of December, 2019

David Birkett
Corporate Secretary/Treasurer



Sun City Center Community Association, Inc.

**OFFICIAL BALLOT
BOARD OF DIRECTORS
DUES**

**December 3, 2019, Sandpiper Room
8:00 a.m. to 3:00 p.m.**

**December 4, 2019, Community Hall
9:00 a.m. to 5:00 p.m.**

Board of Directors – three-year term

Vote for up to three only:

Eric Porr

Ron Matelski

Bob Sullivan

~~Mike Burnham~~

Membership Dues for 2020

To be divided between the following funds in the amount stated:

General Operating Fund (\$12.00 increase)	\$253.00
Replacement Reserve Fund	40.00
Replacement Reserve for Furniture & Equipment	<u>7.00</u>

\$300.00 per member

FOR

AGAINST



**BALLOT REPORT FORM
VOTE ON DECEMBER 3 and 4, 2019**

Membership Dues for 2020

To be divided between the following funds in the amount stated:

General Operating Fund	\$253.00
Replacement/Reserve Fund	40.00
Replacement Reserve for Furniture & Equipment	<u>7.00</u>

For a total of: \$300.00 per member

Voted For 964

Voted Against 908

We, the undersigned, do hereby certify that the above information is true and correct:

Handwritten signature of Briggitt Lewis in cursive.

Briggitt Lewis
Chairperson
Judge
Elections Committee

Handwritten signature of Raymond O'Karma in cursive.

Raymond O'Karma
Judge (Print Name)
Elections Committee

DATE: 12/4/19

President's Report for 12/11/2019

Once again my report for the Board meeting relates to the age overlay. This is important because it affects our designation as an over-55 senior community. We can lose control over who lives here when a house is used strictly as a rental property and the owner does not adhere to the covenants and restriction. Many of our houses have been purchased by individuals that already live here but see an opportunity to make money by using them as rental properties and care nothing about the age restriction. If the person residing in a house has no need or incentive to come into the CA office for a pass, then we are unaware of the violation. If children under 18 reside in the house for more than 30 days a year then that property is in violation. Forbes recently reported an uptick in Airbnb whose presence has been documented in our community. We rely on your vigilance to let us know if anyone looks like they may not belong. We recognize that we all have family that are much younger than us that visit so do not jump to an erroneous conclusion. Better to err on the side of caution and wait until you are sure these potential violators are not legitimate visitors.

Sun City Center Community Association

Board of Director's Meeting

December 11, 2019 from Lyn Reitz, Community Manager

Holiday Breakfast and Walk --- It was again a great breakfast, serving almost 700. The holiday walk went great and the clubs said they sold tons of items.

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. There will also be a free concert in the Rollins Theater after the parade.

Annual Membership Meeting --- Don't forget to mark your calendar for the upcoming Annual Membership meeting, Thursday, January 2nd, 2020 at 3pm in the Community Hall.

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. It is a great way to stay on top of CA information.

Resident Count --- As of November 30th, total residents were 11,489 and total membership dues were 11,534. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

December 11, 2019

Board of Directors and Members,

On behalf of our Election Committee, we would like to thank everyone for their support and cooperation during the recent Dues Election.

The committee consisted of 25 tellers and 7 judges who worked a total of 27 hours. They were friendly, professional and made all the difference on a task well done.

The summary of the vote is as follows:

Membership Dues for 2020 to be raised to \$300.00

For	964
Against	908
<u>Total</u>	<u>1872</u>

Sincerely,

Brigitt Lewis
Elections Chairperson

December 3 and 4, 2019 Membership Dues Vote

Total Counted Ballots	1872
Spoiled Ballots	<u>34</u>
Total Ballots	<u>1906</u>

Summary Membership Dues

964	For
<u>908</u>	Against
<u>1872</u>	Total

Walk Ins

340	Tuesday, December 3
<u>276</u>	Wednesday, December 4
<u>616</u>	Total Walk Ins

Absentee/Newspaper

1256

Reasons for Spoiled Ballots

12	Comments
9	Duplicate
8	No Vote
4	No Name
<u>1</u>	Not Legible
<u>34</u>	Total Spoiled

Extra Information

Spoiled Ballots

12 Comments

9 Duplicate

8 No Vote

4 No name

1 Not Legible

34 Total

Type of Ballot

Newspaper/Absentee 1256

Walk-Ins 616 (340-Tuesday, 276-Wednesday)

Total 1872

APPROVAL OF RECLASSIFICATIONS OF 501(C)(3) CLUBS & NATIONAL ORGANIZATIONS

- 1) Clubs having their own separate 501(c)(3) status with the IRS are to be reclassified as 501(c)(3) recognized organizations as follows:

Cat Lovers Club
Computer Club
Duplicate Bridge Association (Education & Charitable Assn., Inc.)
German American Club
Men's Club
SCC Travel Club (Mini Bus)
Tax Aide Club

- 2) Clubs associated with National Charters are to be reclassified as National Organizations as follows:

AAUW
American Legion Post #246, Ladies Auxilliary Unit & Leathernecks
DAR
Lawn Bowling Club
MOAA
MOWW
SCC Woman's Club

Due to their reclassification, these clubs and organizations will no longer be CA affiliated Clubs.

AMENDMENTS TO POLICY V.

5.01 A. ORGANIZATION

Members using the CA facilities must display their CA identification when accessing the facilities. Kings Point residents who are members of clubs and Freedom Plaza residents with access privileges must display their Kings Point **Club Usage Card** or Freedom Plaza Access Card when using the CA club facilities.

5. All clubs that are dissolving must submit to a review by the CLD before dissolution is approved by the Board.

B. OPERATION

- 7.c A club's records are subject to review by the CLD.

C. CRITERIA FOR MEMBERSHIP:

2. Clubs may, at the discretion of the Club, also admit as members persons who reside in Kings Point and have paid for the Kings Point club usage card annually.
5. Kings Point members may access CA Clubs subject to space availability and at the club's discretion for an annual fee of \$125.00 per person. This fee does not include usage of the Pools, Fitness Center or Library. This fee does not apply to tax-exempt 501(c)(3) organizations and National organizations.
 - a. Club members with either a Kings Point Club Usage Card or Freedom Plaza Access Card may not bring a guest to club meetings.
6. Waivers will no longer be granted. A guest pass may be purchased by a CA member for an accompanied guest to attend a recognized or CA affiliated function, if approved by the club.

D. OBLIGATIONS OF CA-AFFILIATED CLUBS

2. Each Club shall provide the CA with the following information by February 28 each year or such other time(s) as the CA may request.
 - a. A list of current Club officers and members with their CA number. If a club has a non-CA member (Kings Point or Freedom Plaza), that information must also be included. Changes in Club officers shall be updated and given to the CA within 30 days.

E. NATIONAL AND 501(c)(3) ORGANIZATIONS

Effective January 1, 2020, any National or 501(c)(3) organizations will no longer have CA club affiliation status. They will be recognized as their own National or 501(c)(3) entity and be required to follow their National, State, County and/or IRS designations.

1. **All National and 501(c)(3) organizations that presently use the CA facilities shall be governed as described in Policy VI. Facilities.**
2. **CA affiliated club status will not be available to any National or 501(c)(3) organization but those previously recognized as a club will remain in their current room reservation/special event system que.**
3. **All National and 501(c)(3) organizations shall be required to submit a list of their members using CA facilities annually to the CA Club Liaison Director.**
4. **501(c)(3) organizations may be recognized after submitting to the CA their certification by the IRS. It is agreed that their membership is not required to purchase the KP \$125.00 access card. A copy of the club's 990 tax return shall be submitted annually to the CLD.**
5. **All National and 501(c)(3) organizations that are given designated space within the CA facilities shall remain in said space with no changes made at this time. The Board does have the right to change said designations as they deem fit.**
6. **All National and 501(c)(3) organizations shall maintain their own books and records in accordance to their legal guidelines with State, County and/or IRS regulations that support them.**
7. **No new national organizations will be accepted.**

AMENDMENTS TO POLICY VI FACILITIES

Community Association facilities exist and are operated for the benefit of dues paying members of the Sun City Center Community Association. Certain individuals, organizations and communities in Sun City Center, Florida 33573 who are not dues paying members of the Community Association may use the facilities, amenities and clubs under specified circumstances as defined in CA Policies. Everyone must display either their CA Card, Freedom Plaza Access Card, **Kings Point Usage Card** or Guest Pass when accessing or using the CA Facilities, except for public events which are open to all. *(Added 10/12/11)(Amended 5/8/13)*

Kings Point members may access CA affiliated clubs subject to space availability and at the club’s discretion for an annual fee of \$125.00 per person. This fee does not include usage of the Pools, Fitness Center or Library. This fee does not apply to tax-exempt 501(c)(3) organizations and National organizations.

6.01D. SCHEDULE "A"

2. Non-CA affiliated organizations, National Organizations and/or 501©(3) Organizations

Organization	Rental	Set Up/Take Down Fee Required	Security Deposit Required for use of Room/Kitchen
AARP Driver Safety	Free	No	Yes
AAUW	Free	No	Yes
American Legion Post #246, Ladies’ Auxiliary Unit & Leathernecks	Free	No	Yes
Assn. of Naval Aviation (Silver Osprey Squad #64)	Free	No	Yes
Cat Lovers Club	Free	No	Yes
CERT	Free	No	Yes
Coalition for Mental Health and Aging	Free	No	Yes
Computer Club	Free	No	Yes
Community Foundation of Tampa Bay	Free	No	Yes
DAR	Free	No	Yes
DAV Chapter #10	Free	No	Yes
Duplicate Bridge Association (Education & Charitable Assn., Inc.)	Free	No	Yes
Emergency Squad	Free	No	Yes
German American Club	Free	No	Yes
Good Samaritans	Free	No	Yes

Organization	Rental	Set Up/Take Down Fee Required	Security Deposit Required for use of Room/Kitchen
Hope Fund	Free	No	Yes
Houses of Worship & related organizations	Free	No	Yes
Interfaith Council	Free	No	Yes
Kiwanis International	Free	Yes	Yes
Knights of Columbus	Free	Yes	Yes
Lawn Bowling Club	Free	No	Yes
Lions Club	Free	No	Yes
Men's Club	Free	No	Yes
Military Family Support Trust	Free	No	Yes
MOAA	Free	No	Yes
MOWW	Free	No	Yes
Navy Seabee Veterans	Free	No	Yes
Neighborhood Associations in SCCCA	Free	No	Yes
PEO	Free	No	Yes
Rotary International	Free	Yes	Yes
Scottish Rite Club	Free	No	Yes
Security Patrol	Free	No	Yes
Shriners	Free	No	Yes
SCC Chamber of Commerce	Free	Yes	Yes
SCC Charitable Foundation	Free	No	Yes
SCC Travel Club (Mini Bus)	Free	No	Yes
SCC Woman's Club	Free	No	Yes
Sun Radio Station 96.3	Free	No	Yes

6.05 GUESTS/VISITORS

H. Kings Point Club Usage Fees: Kings Point members may access CA Clubs subject to space availability and at the club's discretion for an annual fee o \$125.00 per person. This fee does not apply to tax-exempt 501(c)(3) organizations and National organizations.

- 1. This fee shall be paid annually. The annual club usage card is good for the year purchased in.**
- 2. There is no proration of the annual fee, if purchased after January.**
- 3. There are no refunds.**

- 4. Usage cards available to purchase in CA office only and must present Kings Point badge to purchase.**
- 5. Only one (1) usage card per person will be issued.**
 - a. If card is lost, there will be a \$50.00 replacement charge.**
- 6. Use of the Fitness Center, Library or Pools with this usage card is not allowed. The card will be taken and reported to the Board for review and possible loss of privileges.**
- 7. Using club facilities without a usage card may result in loss of privileges to the club.**
- 8. Kings Point members must have a usage card to become a member of a CA affiliated club.**
- 9. If a Kings Point member is asked to leave a club in order to add a SCCCA member due to space availability, the fee may be refunded on a case by case basis by the CLD, if less than four months usage.**