

MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
THURSDAY, DECEMBER 14, 2016  
ROLLINS THEATER

APPROVED

**DIRECTORS PRESENT**

David Floyd, President  
Sam Sudman, Vice President  
Joe Elam, Corporate Secretary  
Neil Rothfeld, Treasurer

Ernie Addison  
Marilyn Coté-Miller  
Helen Lewis

John Luper  
Jim Schwartz

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
33 Members

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

President Floyd 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 members present.

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on November 9, 2016 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Elam reported that Monday Movies donated \$113 to offset license fees; Irish Connection donated \$100 toward Operations and Sew n Sews donated \$150 for the Information Center. The Computer Club donated \$1,000 to the Hardship Fund. The Pickleball Club paid \$15,000 toward lighting at the Pickleball Courts and the Men's Club paid \$5,936 for the installation of a hearing loop in the Caper Room.

Certification of Membership Vote for the Board of Directors. Secretary Elam certified the results of the membership vote for Directors which was held on December 6 & 7, 2016. Elected as Directors for three year terms were: Marilyn Cote-Miller, Robert Sullivan and Helen Lewis. Elected as Directors for one year terms were: Dave Birkett and Bob Sanchez. A copy of his certification is attached.

Certification of Election of Officers for 2017. Secretary Elam certified the result of the election of officers for 2017 which took place on December 12, 2016. Elected as Officers were:

President – John Luper  
Vice President – Joe Elam  
Secretary – Sam Sudman  
Treasurer – Neil Rothfeld

A copy of his certification is attached.

#### IV. PRESIDENT'S REPORT

President Floyd's report is attached.

#### V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials as of November 30, 2016. The Operating Fund had a cash balance of \$1,707,755. Liens filed were \$44,450 compared to \$46,810 in November. In the Capital Fund, there was a balance of \$1,114,702. Capital Fund Fees were received in November for 35 homes for a total year-to-date of 427 homes versus a budget of 385 homes. In the Replacement Fund, there was a balance of \$1,022,085. The Renovation Fund had a balance of \$16,418.

#### VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

#### VII. STANDING COMMITTEE REPORTS

Shelba Fields, Chair of the Elections Committee, presented her report on the membership vote held on December 6 & 7, 2016 for Directors (attached).

#### VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

#### IX. NEW BUSINESS

- 1) Approve additions to Policy V, Clubs & Organizations – Sections 5.01.C.5 and 5.01.81  
Secretary Elam **MOVED** that the Board approve the additions of sections 5.01.C.5.g and 5.01.C.8 to Policy V, Clubs & Organizations as submitted (attached). **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Approve the addition of Policy VII, Maintenance and Construction Project Procedures  
Secretary Elam **MOVED** that the Board approve the addition of Policy VII Maintenance & Construction Project Procedures to Board Policy as submitted (attached). **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 3) Approve the revision of Policy VIII, Personnel  
Secretary Elam **MOVED** that the Board approve the revision of Policy VIII, Personnel as submitted (attached). **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 4) Approve Landscape Maintenance Agreement with Hillsborough County  
Treasurer Rothfeld **MOVED** that the Board approve the Landscape Maintenance Agreement with Hillsborough County for the medians on North & South Pebble Beach Boulevard. **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 5) Approve contract to replace sod in the large dog park  
Director Luper **MOVED** that the Board approve a contract with Morales Sod in the amount of \$11,500 to replace the sod in the large dog park with a contribution of \$4,500 from the Dog Owners Group This will be expensed from Replacement Reserve Fund #76300-000-4. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 6) Approve Bicycle Club of SCC as an affiliated club  
Director Lewis **MOVED** that the Board approve the Bicycle Club of Sun City Center as a Community Association affiliated club. **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

#### **X. ADJOURNMENT**

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

#### **AUDIENCE PARTICIPATION**

After the meeting, the following members addressed the Board: Melanie Higgins, Vice President of the Audubon Club; Madlyn Blom; Phyllis Laufer; George Lott and Sam Sudman, Vice President of the Board, who expressed his appreciation for David Floyd's tenure on the Board. Their comments can be viewed on [www.suncitycenter.org](http://www.suncitycenter.org) under Association/Meeting Videos.



Joe Elam, Corporate Secretary

JE:cd

Attachments (8)