

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 9, 2020  
VIA ZOOM**

**APPROVED**

**DIRECTORS PRESENT**

Bob Sullivan, President  
Dave Birkett, Treasurer  
Ron Matelski, Secretary

Eric Porr  
Kim Roush

Doug Seipelt  
Larry Smith

**DIRECTORS ABSENT**

Jerry Gibson, Vice President

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
42 members via Zoom

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

President Sullivan 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**

Director Smith **MOVED** the minutes of the Board Meeting held on November 12, 2020 be approved as presented. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Matelski acknowledged the following donations: \$2,000 from the Duplicate Bridge Association for Operations; \$2,400 from the Pickleball Club towards a patio cover and \$1,500 from the Softball Club toward annual maintenance of the Softball Field.

Certification of Membership Vote held on December 2, 2020 – Secretary Matelski announced he had certified the results of the vote for 2021 membership dues of \$304.00 per member which had passed. He also certified that two Directors were elected for two of the three-year terms (Kim Roush and Gary Bratt). The third position was a tie between Ken Bauer and Vicente J. Lopez, Jr. There will be a run-off election on February 3, 2021. A copy of the Secretary's Certification is attached.

Certification of Election of Officers for 2021 – Secretary Matelski certified that the election of officers for 2021 was held on December 7, 2020 with the 2021 Board members. The results are as follows: President – Bob Sullivan, Vice President – Doug Seipelt, Corporate Secretary – Ron Matelski, and Treasurer – Dave Birkett. A copy of the Secretary's Certification is attached.

**IV. PRESIDENT'S REPORT**

President Sullivan thanked all the candidates that ran for the three Director positions. The runoff election on the tie vote between Ken Bauer and Vicente J. Lopez, Jr. will be held on February 3, 2021. He commented on the many forms of communication we have with our members: The News of Sun City Center, our email blasts, web site, social media and our local radio station. Board

Workshops and Board Meetings on zoom at the present time. It is amazing to him that people say the Board doesn't communicate. In this last vote, with 11,400 members we came to just shy of 1900 votes. He doesn't don't know what else can be done to get people to respond to the actions that the Board takes.

#### V. TREASURER'S REPORT

Treasurer Birkett reported on financials as of November 30, 2020. The Operating Fund had a balance of \$1,848,630. The Replacement Fund balance was \$1,614,746 and the Renovation Fund had a balance of \$43,115. The Capital Fund balance was \$2,406,143. There were 45 home transfers in November for a total of \$95,000 for the Capital Fund. Between October and November, there were a total of 108 transfers.

#### VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

#### VII. STANDING COMMITTEE REPORTS

Elections Committee – Debi Tourangeau, Co-Chair, reported on the recent membership vote. A copy of her report is attached.

#### VIII. SPECIAL PURPOSE COMMITTEE REPORTS

#### IX. NEW BUSINESS

1) Approval of Election Co-Chairs for 2021

Director Seipelt **MOVED** that the Board approve Gloria Fitzgerald and Debi Tourangeau as Co-Chairs of the Elections Committee for 2021. **SECOND**: Director Roush.

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

2) Approval of date of runoff election

Director Seipelt **MOVED** that the Board approve the date of Wednesday, February 3, 2021 for the runoff election due to the tie vote on December 2, 2020 between Ken Bauer and Vicente J. Lopez, Sr. **SECOND**: Director Smith. **VOTE**: Unanimous in favor by voice vote. Motion carried.

Director Smith asked the Board to add the following motion to the Agenda:

He **MOVED** that the Board approve Ballet for Seniors as an affiliated club of the Sun City Center Community Association. **SECOND**: Director Roush. **VOTE**: Unanimous in favor by voice vote. Motion carried.

#### X. ADJOURNMENT

Director Smith **MOVED** the meeting be adjourned. **SECOND**: Treasurer Birkett.

**VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.

#### AUDIENCE PARTICIPATION

Bill Dean, President of the Let's Dance Ballroom Dance Club, asked if the Board had any idea when the Community Hall would be open for dancing. *Director Smith stated, in his personal opinion, that it won't be till the end of summer before we can get back to normal. He suggested that clubs can make plans but do not sign any contract where you can't get your money back if the venue is closed.*

Question from Chat: When will we get our dues coupons? *They should be sent out by next week. You can mail them immediately to the bank or take directly to BB&T Bank. The dues are payable on or before February 1.*

Question from Chat: When will the Community Leaders meetings start up again? *They have not stopped but one thing has changed, they are now only for the Club Leaders. The HOA leaders will meet at separate times during the year. Currently, there are none scheduled. The Club Leaders Meetings are held on the third Tuesday of the month and are currently being held via Zoom. A notice is sent out to the Presidents of the clubs with the link to join meeting via Zoom.*

Ron Clark asked the Board what the goal was for collecting the \$125 access fee for Kings Point residents that went into effect last year. *The Board decided that we were not going to give free access to Kings Point residents to utilize our facilities. Last year we had 136 people pay to join our clubs. Have already had 8 people sign up for 2021. The goal was to have the people who were utilizing our campus pay for the use of it. Our members pay \$300 and it didn't make sense to have the person standing next to you be there for free.*

Ron Clark also asked if there was an announcement to the members about the meeting for the election of Officers. *No, there was not. The election of officers has always been held internally. This is a normal process for all new Boards. This meeting only involved the members of the 2021 Board of Directors.* He asked if there would be minutes. *No, there are no minutes – we do have the Secretary's Certification of the results which will be included in the December 9<sup>th</sup> minutes.*

Cheryl Didday asked Director Smith about giving a refund to the Kings Point members who had paid the \$125 access fee and weren't able to use our facilities. *These access fees are non-refundable.*

Ron Nelson asked when was the meeting held to select officers for 2021? *December 7<sup>th</sup>.*

Bill Dean stated that The Let's Dance Ballroom Dance Club had decided not to charge 2021 club dues to their members if they were members in 2020. We want to do the same thing for our Kings Point people who were members in 2020. Would we be in violation if we did that and they didn't have a 2021 gold card? *Yes, you would. Only those people who pay for the 2021 gold card can join your club. Individual clubs can make their own decisions on how to handle their club's fees in 2021 but the Kings Point members would have to have their 2021 gold card.*

Ron Clark – I have always been for everyone paying their fair share. I'm not saying Kings Point should come here for free. However, I am urging the board to look at the fee again. Perhaps each club could charge \$50 for the Kings Point person to join their particular club rather than the \$125 access fee.



Ron Matelski, Secretary  
/crd  
Attachments (4)



**Sun City Center Community Association, Inc.**

**SECRETARY'S CERTIFICATION  
2020 ELECTION RESULTS  
BOARD OF DIRECTORS – MEMBERSHIP DUES**

I, Ron Matelski, 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 2021 was held on December 2, 2020 from 9:00 a.m. until 5:00 p.m. at the Community Association Office.

The result of the election vote for Directors was as follows:

THREE YEAR TERM:     Kim Roush  
                                  Gary Bratt

ONE YEAR TERM:        Dave Birkett

The third position was a tie between Ken Bauer and Vicente J. Lopez, Jr. A runoff Election will be held on Wednesday, February 3, 2021.

The result of the vote for Membership Dues for 2021 to be \$304.00 per member was as follows:

For	1,179
Against	700

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

Ron Matelski  
Corporate Secretary



Sun City Center Community Association, Inc.

**OFFICIAL BALLOT  
BOARD OF DIRECTORS  
DUES**

**December 2, 2020  
9:00 a.m. to 5:00 p.m.**

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

**Board of Directors – three year term**

**Vote for up to three only:**

- Ken Bauer
- Kathie Koren
- Vicente J. Lopez, Jr.
- Jim Collins
- Kim Roush
- Gary Bratt

**Board of Directors – one year term\***

**Vote for one only:**

- Ron Clark
- Dave Birkett

**\*To fill Director vacancy to term ending**

**January 5, 2022.**

**Membership Dues for 2021**

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

<b>General Operating Fund (\$4.00 increase)</b>	<b>\$257.00</b>
<b>Replacement Reserve Fund</b>	<b>40.00</b>
<b>Replacement Reserve for Furniture &amp; Equipment</b>	<b><u>7.00</u></b>
	<b>\$304.00 per member</b>

**FOR**

**AGAINST**

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**  
**BALLOT REPORT FORM**  
**VOTE ON DECEMBER 2, 2020**

**Board of Directors**  
**3 Year Term**

Number of votes counted per candidate

784 Ken Bauer

608 Kathie Koren

784 Vicente J. Lopez, Jr.

764 Jim Collins

1114 Kim Roush

936 Gary Bratt

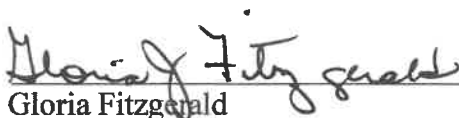
**Board of Directors**  
**1 Year Term**

Number of votes counted per candidate

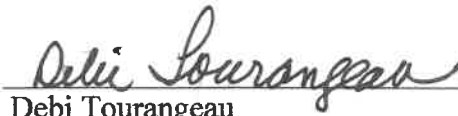
866 Ron Clark

955 Dave Birkett

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



Gloria Fitzgerald  
Co-Chairperson  
Elections Committee



Debi Tourangeau  
Co-Chairperson  
Elections Committee

DATE: 12-4-2020



**BALLOT REPORT FORM  
VOTE ON DECEMBER 2, 2020**

**Membership Dues for 2021**

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

General Operating Fund	\$257.00
Replacement/Reserve Fund	40.00
Replacement Reserve for Furniture & Equipment	<u>7.00</u>

For a total of: \$304.00 per member

Voted For 1179

Voted Against 700

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



Gloria Fitzgerald  
Co-Chairperson  
Elections Committee



Debi Tourangeau  
Co-Chairperson  
Elections Committee

DATE: 12-2-2020



**Sun City Center Community Association, Inc.**

## **SECRETARY'S CERTIFICATION**

I, Ron Matelski, as Corporate Secretary of the Sun City Center Community Association, Inc., do hereby certify that a properly called meeting of the Board of Directors for the election of officers of the Sun City Center Community Association for 2021 was held on December 7, 2020 at 9:15 a.m. in the Board Room.

The result of the election for Officers was as follows:

President	Bob Sullivan
Vice President	Doug Seipelt
Corporate Secretary	Ron Matelski
Treasurer	Dave Birkett

*Ron Matelski*

Ron Matelski  
Corporate Secretary



# **Sun City Center Community Association**

## **Board of Director's Meeting**

**December 9, 2020 from Lyn Reitz, Community Manager**

**Shredding Day** --- We have scheduled a shredding event for January 12<sup>th</sup>, 9am to Noon in the same location as last year.

**Facilities Closures** --- Please make note that all facilities will be closed at 1pm on Christmas Eve and New Year's Eve and all facilities will be closed entirely Christmas Day and New Year's Day.

**Bandstand Concert** --- There is another bandstand concert scheduled for Wednesday, December 16<sup>th</sup> starting at 3pm and running until 4:30pm. There will be a couple of food trucks available for purchasing from.

**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 or send an email requesting to be added to [sccboard@suncitycenter.org](mailto:sccboard@suncitycenter.org). It is a great way to stay on top of CA information.

**Resident Count** --- As of November 30<sup>th</sup>, total residents were 11,416 and total membership dues were 11,453. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

December 9, 2020

TO: BOARD OF DIRECTORS AND MEMBERS

On behalf of the Election Committee, we would like to thank everyone for their support and cooperation during the 2020 Directors / Dues Elections.

We would like to send a special thanks to the 12 Judges and 16 Tellers and 2 Co Chair persons that volunteered and contributed many hours of preparation for this election. Everyone worked diligently and professionally on the task at hand and it was a job well done.

Summarization of voting results are as follows:

**BOARD OF DIRECTORS**

**3 YEAR TERMS**

Ken Bauer	784	Jim Collins	764
Kathie Koren	608	Kim Roush	1114
Vincente J. Lopez Jr.	784	Gary Bratt	936

**BOARD OF DIRECTORS**

**1 YEAR TERM**

Ron Clark	866	Dave Birkett	955
-----------	-----	--------------	-----

Elected Board of Directors:

**Kim Roush, Gary Bratt & Dave Birkett-** The 3<sup>rd</sup> position for 3 year term resulted in a tie in which a another election to be held February 3, 2021. Details to be provided by the current Board of Directors.

**MEMBERSHIP DUES FOR 2021 WILL BE RAISED FROM \$300.00 TO \$304.00**

TOTAL VOTES AS FOLLOWS:

FOR	1179
AGAINST	532
<b>Total</b>	<b>1721</b>

**SPOILED BALLOTS**

5 NO NAME / NUMBER OR ADDRESS  
7 DUPLICATES  
2 NOT ELIGIBLE TO VOTE  
2 FREEDOM PLAZA (NOT ELIGIBLE)  
3 VOTED FOR MORE THAN 3 CANDIDATES  
2 PLAIN PAPER (NOT ON A BALLOT WITH NO NAME /NUMBER)  
21 TOTAL

**TYPE OF BALLOT OR METHOD OF VOTING**

NEWSPAPER BALLOTS  
MAIL IN BALLOTS  
WALK INS

Sincerely,

Debi Tourangeau  
Elections Committee Co Chair