

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 10, 2021
VIA ZOOM**

APPROVED

DIRECTORS PRESENT

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

Ken Bauer
Gary Bratt
Eric Porr

Kim Roush
Doug Seipelt
Larry Smith

OTHERS PRESENT

Jonathan Moore, In-Vision Advisors
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 9 Directors present.

II. OATH OF OFFICE

President Sullivan recited the Oath of Office to newly elected Director Ken Bauer.

III. APPROVAL OF MINUTES

Treasurer Birkett **MOVED** the minutes of the Board Meeting held on January 13, 2021 be approved as presented. **SECOND:** Vice President Seipelt. **VOTE:** Unanimous in favor by voice vote.

IV. SECRETARY'S REPORT

Acknowledgements – Secretary Matelski acknowledged that the Duplicate Bridge Association donated \$2,000 to the Operations Fund.

Secretary's Certification of Runoff Election – Due to a tie for a seat on the Board of Directors for a three-year term, a runoff election was held on February 3, 2021. Secretary Matelski certified that Ken Bauer received 845 votes and Vicente J. Lopez, Jr. received 694 votes. Ken Bauer was declared the winner. His certification is attached.

Vice President Seipelt, Board Liaison to the Elections Committee, stated the election ran extremely smooth. He thanked Debi Tourangeau and Gloria Fitzgerald, Co-Chairs, for such an outstanding job along with Judges Ray O'Karma, Donna O'Karma and Erma Faron.

V. PRESIDENT'S REPORT

President Sullivan thanked the community for working together with us during the Covid19 vaccine that was distributed at Community Hall. We asked them to come at 8 a.m. and they did. We asked them to come at 9 a.m. and they did, etc., etc. Everything worked smoothly and it made us look good.

VI. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$4,177,143 at the end of January. The Replacement Fund balance was \$1,603,330 and the Renovation Fund had a balance of \$43,118. The Capital Fund balance was \$2,477,611. There were 47 home transfers in the month of January and so far in February, we have 30 transfers.

VII. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VIII. STANDING COMMITTEE REPORTS (None)

IX. SPECIAL PURPOSE COMMITTEE REPORTS (None)

X. NEW BUSINESS

1) Approve replacement of overhang

Treasurer Birkett **MOVED** that the Board approve a contract with ABI Construction in the amount of \$228,271 to replace the overhang roof around Pineapple Plaza. This will be expensed to Replacement Reserve Fund #76906-000-4. **SECOND:** Director Smith.

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

XI. ADJOURNMENT

Treasurer Birkett **MOVED** the meeting be adjourned. **SECOND:** Vice President Seipelt.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:15 a.m.

AUDIENCE PARTICIPATION

Director Smith stated it was very important that members from each club, either the President or someone the President has designated, attend the zoom Club Leaders meetings. It is very important that all the clubs know what is required of them. In order to keep room reservations, it is required that the following information be provided to the CA by the end of February: current club roster, affidavit of acknowledgement of their bylaws and rules and policies of the CA, current Club bylaws, equipment inventory and current financial statement. It is necessary that all of our clubs have some structure and we need to know who is attending and using our facilities.



Ron Matelski, Secretary

/crd

Attachments (2)



Sun City Center Community Association, Inc.

**SECRETARY'S CERTIFICATION
2021 RUNOFF ELECTION RESULTS
BOARD OF DIRECTOR POSITION**

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 a runoff election due to a tie for a seat on the Board of Directors for a three year term was held on February 3, 2021 from 9:00 a.m. until 5:00 p.m. at the Community Association Office.

The result of the runoff vote for the Director position was as follows:

Ken Bauer received 845 votes and Vicente J. Lopez, Jr. received 694. Ken Bauer has been declared the winner.

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

A handwritten signature in blue ink that reads "Ron Matelski".

Ron Matelski
Corporate Secretary



Sun City Center Community Association, Inc.

**OFFICIAL BALLOT
RUNOFF ELECTION
BOARD OF DIRECTORS**

**February 3, 2021
9:00 a.m. to 5:00 p.m.**

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

Vote for one only:

Ken Bauer

Vicente J. Lopez, Jr.



**BALLOT REPORT FORM
VOTE ON FEBRUARY 3, 2021**

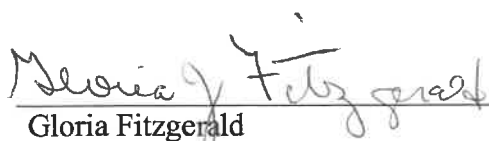
**Board of Directors Runoff Election
3 Year Term**

Number of votes counted per candidate:


845 Ken Bauer

694 Vicente J. Lopez, Jr.

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: 2/3/2021

Sun City Center Community Association Board of Director's Meeting

February 10, 2021 from Lyn Reitz, Community Manager

Café Closed --- Please remember that the café operator has chosen to remain closed until Tuesday, February 16th, 10am to 5pm.

Dues and Stickers --- Remember that your membership dues were due by February 1st and late fees will now be added. You will now have to pay your dues in the CA Office. Please be sure to bring your cards for your updated stickers.

COVID Vaccine Second Shot --- The event went really well and we will do it all over again in approximately 21 days. We did approximately 4000 vaccines. When we get the exact dates for the second shots, we will send out an email blast with all the information.

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

Resident Count --- As of January 31st, total residents were 11,389 and total membership dues were 11,416. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.