

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 12, 2020
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

Sam Sudman, President

Jerry Gibson, Vice President

Dave Birkett, Treasurer

Ron Matelski, Corporate Secretary

Joe Elam

Eric Porr

Doug Seipelt

Larry Smith

Bob Sullivan

OTHERS PRESENT

Lyn Reitz, Community Manager

26 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 9 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on January 8, 2020 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Matelski reported that the Audubon Club had donated \$200 toward trail maintenance, the Gone Stamping Club had donated \$500 for the Hardship Fund, Monday Movies had donated \$535 to offset license fees, the Men's Club had donated \$5,000 toward the pool lift in the walking pool area and Wednesday Progressive Bridge donated \$25 to Operations.

IV. PRESIDENT'S REPORT

President Sudman reported that those members who came to yesterday's town hall meeting heard a report on the progress of the Long Range Planning Committee. As it was stated, any improvements or construction will be debt free. To assist the CA in achieving our revenue goal, the Board will be approving this morning a Bylaw change to increase the Capital Fund Fee from \$1,800 to \$2,100. This will be voted on by the membership at the March 25th Membership Meeting.

V. TREASURER'S REPORT

Treasurer Birkett reported on estimated financials as of January 31, 2020 since they have not been audited yet. The Operating Fund had a balance of \$4,019,084 The Capital Fund balance was \$1,737,634. There were 39 home transfers in January. The Replacement Fund balance was \$1,278,384 and the Renovation Fund had a balance of \$42,7017.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

IX. NEW BUSINESS

1) Approval of contract to replace roofs over the Billiards Room

Treasurer Birkett **MOVED** that the Board approve a contract with American Roofing & Sheet Metal at a cost of \$15,744 to replace the metal and shingle roofs over the Billiards Room. This will be expensed to Replacement/Reserve Account #76906-000-4. **SECOND:** Vice President Gibson. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approval of Membership Vote on March 25, 2020 for increase in Capital Fund Fee from \$1,800 to \$2,100

Treasurer Birkett **MOVED** that the Board approve a proposed amendment to Bylaw V, Section 9 to increase the Capital Fund Fee from \$1,800 to \$2,100 to be presented for a vote by the membership at its meeting on Wednesday, March 25, 2020 at Community Hall at 4 p.m. This amendment shall take effect April 1, 2020. **SECOND:** Secretary Matelski. **VOTE:** Directors Birkett, Elam, Gibson, Matelski, Porr, Seipelt, Sudman and Sullivan voted in favor by voice vote. Director Smith abstained. Motion carried.

3) Approval of Hardship Cases

Treasurer Birkett **MOVED** that the Board grant hardship waivers for 2020 dues for 24 members, Case Numbers: 1076 (2 members), 1277, 1456, 1489, 1495, 1820, 2383, 2820 (2 members) 2839 (2 members), 2972, 3168, 3731, 3788, 3850, 4677, 5333 (2 members), 5434, 5832, 6111, and 7896 s approved by the Hardship Panel. The total of \$7,200.00 will be taken from the Hardship Fund Account #40720-000-1. **SECOND:** Vice President Gibson. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4) Approve dissolution of clubs

Director Sullivan **MOVED** that the Board approve the dissolution of the following clubs:

- Single Activities Club
- Diamond Poker Club
- Poker Club #1
- Chess Club
- Registered Nurses Club
- British Connection Club

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

5) Approve new clubs

Director Sullivan **MOVED** that the Board approve the Meixner Poker Club, the Club Flush Poker Club and the House of Cards Club as affiliated Community Association clubs.

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

X. ADJOURNMENT

Director Sullivan **MOVED** the meeting be adjourned. **SECOND:** Vice President Gibson. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:15 a.m.

AUDIENCE PARTICIPATION

The following members addressed the Board: Melanie Higgins, Mike Burnham, Peter Aluotto, Mary Ellen Skinkle, Wally Erickson, Mike Vilasi, and Mark Erickson. Their comments can be viewed at <https://vimeo.com/1391016401>.



Ron Matelski
Corporate Secretary

RM:cd
Attachment

Sun City Center Community Association Board of Director's Meeting

February 12, 2020 from Lyn Reitz, Community Manager

Funfest --- Funfest is scheduled for Saturday, March 21st. I would ask that all clubs that wish to participate contact Claudia in the CA office as soon as possible as space is filling up.

Disaster Planning Meeting --- Mark your calendar for February 25th at 1pm at Community Hall to attend the Disaster Planning meeting for tips on planning for the upcoming hurricane season.

Shredding Day --- The next shredding Day is scheduled for Tuesday, March 31st from 9am to Noon in the same location as last year which is off of North Pebble Beach Blvd. just south of Security Patrol. The CA covers the cost of this event as a benefit to its members to make sure your documents are properly disposed of.

Volunteer Luncheon --- The Volunteer luncheon was largely attended with almost 200 volunteers stopping in for lunch.

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 January 31st, total residents were 11,398 and total membership dues were 11,445. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.