

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 13, 2019
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

Sam Sudman, President

Helen Lewis, Vice President

Marilyn Coté-Miller, Secretary

Dave Birkett, Treasurer

Joe Elam

Jerry Gibson

Doug Seipelt

Larry Smith

Bob Sullivan

OTHERS PRESENT

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

32 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 9, 2019 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Coté-Miller reported that Monday Movies had donated \$452 to offset license fees. She also announced that the Community Association received \$5,000 for the SCC Library and \$5,000 for the Fitness Center from the Estate of Joyce Watson.

IV. PRESIDENT'S REPORT

President Sudman's report is attached.

V. TREASURER'S REPORT

Treasurer Birkett reported on estimated financials as of January 31, 2019 since they have not been audited yet. The Operating Fund had a cash balance of \$3,891,000. The Capital Fund balance was \$878,000. There were 49 transfers of homes in January. Our budget was for 40 so we're well over our estimate for the month. The Replacement Fund balance was \$1,285,000 and the Renovation Fund had a balance of \$42,237.

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) Approval of Hardship Cases

Vice President Lewis **MOVED** that the Board grant hardship waivers for 2019 dues for 16 members – Case Numbers: 1076 (2 members), 1277, 1456, 1745, 2820, 3839 (2 members), 3731, 3850, 4677, 4988, 5021, 5333 (2 members) and 6111 as approved by the Hardship Panel. The total of \$4,608.00 will be taken from the Hardship Fund account #36004.

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

XI. ADJOURNMENT

Secretary Coté-Miller **MOVED** the meeting be adjourned. **SECOND:** Treasurer Birkett.

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:16 a.m.

AUDIENCE PARTICIPATION

After the meeting, the following members addressed the Board: John Bowker, Tom Hill, Ken Bauer, Phyllis Hodges, Patrick Delappe, and Diane Loeffler. Their comments can be viewed at <https://vimeo.com/317055154>.



Marilyn Coté-Miller
Corporate Secretary

MCM:cd
Attachments (2)

President Sam Sudman's Report, Board Meeting 2/13/19

Since our last meeting much has transpired. Several weeks ago, I was approached by representatives from the United Church of Christ, on La Jolla at N. Pebble Beach with the news that they could be looking to sell the facility and might the CA be interested in buying it. When we recently received the go-ahead news that the church membership had approved that decision, we began doing our homework to determine if an offer to purchase might be in our future. We are conducting a thorough inspection using a professional inspection company. We will also employ the services of a professional appraiser to come up with a fair-market value. Once we know that we will come to you, the membership, with the details, and discuss options. We will determine what an appropriate counter offer should be once we know what the Church is seeking for the property. At this point, this is all we know. We wanted to keep it transparent.

On 1/30 we broke a record for meeting attendance. Approximately 1400 people showed up for a Town Hall Meeting for a Golf Cart Mobility Study. We had been pursuing this with the County for many years. Patience and perseverance paid off. The purpose of the survey and meeting was to gather information to enable the County to design a proposal for expanded golf cart use and improved maintenance of existing paths. We remain in contact with the consultants to determine the dates and format for the next phase. We will keep you apprised.

The 674 project is underway but the anticipated heavy work continues to await the input of utility agencies to complete their work. Special provisions are built in to not disrupt traffic from Ray Watson Dr. for the SCC EMS or the drive into South Bay from 674. I meet regularly with the FDOT team and contractors to keep apprised of the progress. That will continue to be part of my reports to the membership. Part of this project is the future of the trees that have been removed and will continue to be removed as work expands. We and the Beautification Corp are working with FDOT on a possible grant to replace some or all of the trees, including the ones along Rickenbacker. We are still in the info-gathering phase.

Since 2015 we have been working, again patiently, with HC to construct a pedestrian crossing from the west side of N. Pebble Beach to the CA. The design has been completed and the components have been built to spec. The crossing cannot be at the corners of Council and NPB or Cherry Hills and NPB because of safety concerns for our residents and vehicular traffic at these corners. It will be constructed approximately opposite 1014 N. Pebble Beach through the median to the sidewalk in front of the CA parking lot, commencing in early March. A ceremony will be scheduled for the opening when we know the end date.

And finally, tomorrow is Valentine's Day and CA Volunteer Appreciation Day. Lyn will cover this in her remarks. Take the opportunity to tell one or more volunteers that you appreciate them.

Sun City Center Community Association

Board of Director's Meeting

February 13, 2019 from Lyn Reitz, Community Manager

2019 Stickers --- Make sure to stop in and get your new sticker on your badge. The 2018 sticker is no longer valid.

Shredding Day --- We have scheduled another shredding day for March 5th, 2019 from 9am to Noon in the same place as last shredding day in the front lot adjacent to Security Patrol.

Volunteer Luncheon --- The Volunteer luncheon is tomorrow Thursday, February 14th from Noon until 2pm in the Florida Room. If you have volunteered in any capacity for the Community Association this past year please come and enjoy lunch as a thank you from the Board of Directors.

Funfest 2019 --- We are in the planning stages of the event as it is scheduled for March 16th. If you have not already reserved your spot please check with Claudia.

Resident Count --- As of January 31st, total residents were 11,369 and total membership dues were 11,460. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.