

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, FEBRUARY 16, 2022**  
**(Rescheduled from February 9, 2022)**  
**ROLLINS THEATER – 9 A.M.**  
**and VIA ZOOM**

**APPROVED**

**DIRECTORS PRESENT**

Bob Sullivan, President  
Kim Roush, Vice President  
Ron Matelski, Secretary

Ken Bauer  
Gary Bratt  
Ron Clark

Jim Collins  
Eric Porr  
Roger Zieg

**OFFICERS/DIRECTORS ABSENT**

Dave Birkett, Treasurer

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
44 Members plus 46 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. APPROVAL OF MINUTES**

Secretary Matelski **MOVED** that the minutes of the January 12, 2022 be approved as submitted. **SECOND:** Director Zieg. **VOTE:** Unanimous by voice vote in favor. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements - Secretary Matelski did not have any donations to report this month.

**IV. PRESIDENT'S REPORT**

President Sullivan asked that everyone check on their neighbors and friends, especially during this time of Covid 19 and turmoil. Make sure they are OK.

**V. TREASURER'S REPORT**

In Treasurer Birkett's absence, President Sullivan reported the Operating Fund had a balance of \$4,196,839 at the end of January. The Replacement Fund balance was \$1,840,001 and the Renovation Fund had a balance of \$43,379. The Capital Fund balance was \$3,778,815. There were 53 home transfers in January. We already have 25 in for the month of February.

**VI. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

**VII. STANDING COMMITTEE REPORTS (None)**

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Long Range Planning Committee – Eric Porr, Chair, reported that they had their first Focus Group meeting yesterday with great input from the audience. Another Focus Group meeting will be held on Tuesday, February 22<sup>nd</sup>, from 6:30 pm to 8:30 pm in the Caper Room. He encouraged everyone to get on the CA's email blast to get the community's input. They will communicate through Sun Radio, Board Meetings, The News of Sun City Center and the Observer. He also mentioned that members should utilize our web site [www.suncitycenter.org](http://www.suncitycenter.org) and click on Long Range Planning.

Communications – Kim Roush, Board Liaison, reported that after careful and in-depth research of the Association's Articles, Bylaws and Statute 617, the Statute the CA follows, by the Association's Attorney, they had been advised that on line voting was not a viable option to allow for member voting. She stated the vendor had agreed to refund half of the cost since the CA couldn't use their service per our Attorney's advice.

## IX. NEW BUSINESS

1) Approval of Hardship Cases for 2022 Dues

Vice President Roush **MOVED** that the Board grant hardship waivers for 2022 dues for 14 members. Case numbers are: 1076 (2 members), 1277, 1348 (2 members), 1415, 1456, 2201, 2383, 2839 (2 members), 3168, and 5136 as approved by the Hardship Committee. The total of \$4,326.00 will be taken from the Hardship Fund Account #40720-000-1. **SECOND:** Secretary Matelski. **VOTE:** 7 -0-1. In favor: Directors Roush, Matelski, Bauer, Bratt, Collins, Zieg, and Porr. Abstained: Director Clark. Motion passed.

2) Establish an Ad Hoc Committee for the renewal or replacement of the existing Management Company

Secretary Matelski **MOVED** that the Board establish an Ad Hoc Committee under Policy 4.03 Other Committees for the renewal or replacement of the existing Management Company. **SECOND:** Vice President Roush. Director Clark **MOVED** to amend the motion that President Sullivan chair the Ad Hoc Committee. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Amendment passed. **VOTE ON ORIGINAL MOTION WITH AMENDMENT:** Unanimous in favor by voice vote. Motion carried.

## X. GOOD & WELFARE

- Director Clark reported on the 2022 SCCCA Board Objectives as follows:
  - 1) Increased transparency on decision making
  - 2) Improve communications
  - 3) Encourage more member volunteer involvement
  - 4) Complete Facilities usage and needs assessment
  - 5) Develop master plan for buildings and future use of undeveloped space
  - 6) Improve website
  - 7) Complete review for the renewal or replacement of the existing Management Company
  - 8) Review Kings Point Fee. What are 2-year results? Club feedback?
  - 9) Review rules for facility usage. National vs. local, fundraiser vs. club activity, guest policy, etc.
  - 10) Review policy for holiday use of facilities

- 11) Review potential technology upgrades (swipe cards, security cameras, on line room reservations, etc.
  - 12) Improve beauty of common areas
  - 13) Secure county improvement of road conditions
- Update from Deputy Jeff Merry – Deputy Merry was not able to attend. He is currently working on an updated golf cart handbook.
  - Director Bratt brought the members up-to-date on road improvements. He has been advised by the County that El Rancho, Rickenbacker and N. Pebble Beach Blvd. are to be resurfaced but does not have a start date. He is hopeful that future funding will be available to do Pebble Beach Blvd. N., East and West Del Webb Blvd. and New Bedford Drive. He is trying to get, in writing, the list of the roads that will be completed and start dates.
  - Director Bratt also stated he spoke to a supervisor with the Hillsborough County Water Department about water pressure in South Hillsborough County. They are currently building an on-line booster station that when completed should increase a little bit of our water pressure. There are other measures being planned but it is hoped that by 2028, we will have full water pressure.

**XI. ADJOURNMENT**

Treasurer Matelski **MOVED** the meeting be adjourned. **SECOND:** Director Porr.  
**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.



Ron Matelski, Secretary  
 /crd  
 Attachments (1)

**AUDIENCE PARTICIPATION AFTER THE MEETING**

The following members addressed the Board:

Melanie Higgins	Phyllis Vennberg
Leo Hanifin	Roger Clark
Robert Cori	Michelle Hannigan
Cary Blaylock	Ursula Joyal
Mike Killian	Diane Loeffler
Scott Cooper	

Their comments can be viewed at <https://vimeo.com/678718218>.

# **Sun City Center Community Association**

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

**February 9, 2022 from Lyn Reitz, Community Manager**

**Dues and Stickers** --- You should have received your dues statements by now and hopefully paid it as they were due January 31st. If you did not, you will now have to come to the CA Office to pay your dues as there is a late charge now due and the bank no longer will accept payments. Your 2021 stickers will only be valid until February 14<sup>th</sup> for use of facilities.

**Annual Audit** --- We are closing out last year and preparing for the Auditors. The Annual Audit will be presented to the members at the March Membership meeting.

**Membership Meeting** --- Mark your calendars for the March Membership Meeting at Community Hall. Wednesday, March 23<sup>rd</sup> at 3pm.

**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 January 31<sup>st</sup>, total residents were 11,496 and total membership dues were 11,544. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.