

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 8, 2023
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Jim Collins, Vice President
Debbie Caneen, Secretary
Roger Zieg, Treasurer

Cary Blaylock
Gary Bratt
Ron Matelski

Eric Porr
Kim Roush

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
48 Members plus 30 via Zoom.

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark 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

Treasurer Zieg **MOVED** the minutes of the January 9th Board Workshop, January 11th Board Meeting and January 18th Supplemental Meeting be approved as submitted. **SECOND:** Vice President Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen reported that no donations were made in the past month.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of January 31, 2023. The Operating Fund had a balance of \$4,025,004.99 at the end of January. The Replacement Fund balance was \$1,663,280.76 and the Renovation Fund had a balance of \$43,387.58. The Capital Fund balance was \$4,947,579.05. There were 22 home transfers in January.

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: Director Porr announced the next Focus Groups will meet on February 28th in the Florida Room from 2 to 4 pm and 6:30 to 8:30 pm. They appreciate everyone coming in and giving us their input.

IX. NEW BUSINESS

- 1) Approve MOU Agreement with Seniors in Service
Secretary Caneen **MOVED** that the Board approve the Memorandum of Understanding with Seniors in Service as submitted. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Approve Music on the Green as a CA Club
Secretary Caneen **MOVED** that the Board approve "Music on the Green" as an affiliated CA club. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 3) Approve holding Community Breakfast
Vice President Collins **MOVED** that the Board approve having a July 4th Breakfast at Community Hall. Breakfast Committee Chairs will be Sam and Joanne Sudman. This is contingent on securing Co-chair volunteers who would continue in 2024. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 4) Approve allowing Kings Point members to play Bingo
Vice President Collins **MOVED** that the Board approve allowing Kings Point members to play Bingo at Community Hall on a reciprocal basis. The Board will allow this to proceed as long as Kings Point allows our members to go to Kings Point to play at no cost. A Kings Point usage card would not be required. **SECOND:** Secretary Caneen. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 5) Approve amendment to Policy 6.05.1 Dance Card to add the Swing & Country Dance Club
Director Blaylock **MOVED** that the Board approve the amendment to Policy 6.05.1 Dance Card to add the Swing & Country Dance Club. **SECOND:** Director Porr. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 6) Approve the addition of a Beautification Committee and Virginia Bratt as 2023 Chair
Vice President Collins **MOVED** that the Board establish a Beautification Committee that will work under the Long Range Planning Committee Landscaping Group and that Virginia Bratt be appointed as the 2023 Chair. **SECOND:** Director Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 7) Approve the addition of a Pool Committee and Carrie Blaylock as 2023 Chair
Vice President Collins **MOVED** that the Board establish a Pool Committee and that Carrie Blaylock be appointed as the 2023 Chair. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 8) Approve 2023 Decorating Committee Chair
Vice President Collins **MOVED** that the Board approve Renee Bray as Chair of the 2023 Decorating Committee. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 9) Approve days of play for Water Volleyball to be Monday, Wednesday & Friday from 5 pm to 7 pm.
Director Blaylock **MOVED** that the Board approve Water Volleyball to use the outdoor pool on Monday, Wednesday and Friday from 5 to 7 pm. **SECOND:** Director Porr.
Unanimous in favor by voice vote. Motion carried.
- 10) Approve engagement letter with Carr, Riggs & Ingram, CPA
Treasurer Zieg **MOVED** that the Board approve the engagement letter with Carr, Riggs & Ingram, LLC, Certified Public Accountants, to audit the Community Association's financial position at a cost of \$22,000 and to prepare the tax returns for the year ended December 31, 2022 at a cost of \$2,500. This will be expensed from Operations Account #6433-000-1.
SECOND: Vice President Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 11) Approval of hardship cases for 2023 Dues
Director Roush **MOVED** that the Board grant hardship waivers for 2023 dues for 6 members. Case numbers are: 1076 (2 members), 1277, 2963, and 4223 (2 members) as approved by the Hardship Panel. The total of \$1,944.00 will be taken from the Hardship Fund Account #40720-000-1. **SECOND:** Director Matelski. **VOTE:** Unanimous in favor by voice vote.
Motion carried.
- 12) Approve amendment to Policy 5.01.D.2.a to change date information must be received from February 28 to March 15
Director Blaylock **MOVED** that the Board approve changing the date clubs are required to submit their club information under Policy 5.01.D.2 from February 28 each year to March 15 each year. **SECOND:** Secretary Caneen. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 13) Approve amendment to Policy 5.01.B.10 on Outdoor Sports Clubs to change number of events from 4 to 24 per year.
Director Blaylock **MOVED** that the Board approve changing the number of "cross play" events as included in Policy 5.01.B.10 from four events per year to twenty-four events per year. As already stated in the policy, this will be on an equal reciprocal basis. **SECOND:** Secretary Caneen. **VOTE via Roll Call:** 5 - 3 In favor: Directors Blaylock, Porr, Collins, Zieg and Caneen. Opposed: Directors Roush, Bratt and Matelski. Motion carried.
- 14) Approve replacement of pavers in the Walking Pool and Lap Pool areas
Director Zieg **MOVED** that the Board approve a contract with Premier Pavers in the amount of \$55,246 to replace pavers in the Walking Pool and Lap Pool areas. This will be expensed from Replacement Reserve Account # 76501-000-4. **SECOND:** Director Matelski.
VOTE: Unanimous in favor by voice vote. Motion carried.
- 15) Approval of 2023 Goals
Vice President Collins **MOVED** that the Board approve the goals of the Board of Directors for 2023 as submitted. **SECOND:** Director Blaylock. The goals are as follows:
- 1) Increased Transparency on decision making
 - 2) Improve Communications and Zoom
 - 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) Review Kings Point Fee. What are 3-year results? Club feedback?
- 8) Review rules for facility Usage. National Vs local, Fundraiser vs Club Activity, Guest Policy, etc.
- 9) Review policy for Holiday Use of facilities.
- 10) Review potential technology upgrades (swipe cards, security cameras, online room reservations, etc.)
- 11) Improve beauty of common areas
- 12) Secure county improvement of road conditions
- 13) Board Review/Education of 501(c)(3) requirements
- 14) Review and pursue electronic voting

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

16) Approve temporary usage of offsite volley ball play during construction

Director Blaylock **MOVED** that the Board approve the cost of \$200 per month to Kings Point for the use of their volleyball court during the construction of new volleyball courts. This will be expensed to Operations Account #66800-000-1 Contingency. **SECOND:** Treasurer Zieg.

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

17) Approve clarification of set-up, take-down fees for club charitable events

Director Blaylock **MOVED** that the Board clarify the policy of set-up take-down fees for clubs that are running charitable events for Emergency Squad, Security Patrol and Samaritan Services. They will not be charged the set-up, take-down fees for these charitable fund-raising events. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE

Sheriff Deputy Jeff Merry stated that beginning on Monday, February 13th, he will be training members of the Security Patrol to help him with issuing Florida Warning Cards to those people who park on our sidewalks. If there are repeat offenders, he will then issue a real citation.

XI. ADJOURNMENT

Vice President Collins **MOVED** the meeting be adjourned. **SECOND:** Director Blaylock..

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 10:35 a.m.



Debbie Caneen, Secretary

/crd

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Rose Myers

Dolores Whitfield

Ursula Joyal

Their comments can be viewed at <https://www.youtube.com/watch?v=m4q-dE1b6N0>.

President Ron Clark's Report 02-08-23 Meeting

The HUG (Help Us Govern)-SCC program is off to a good start in encouraging members to volunteer to be on committees. To name a few, the rejuvenated Internal Audit Committee has 10+ volunteers, Search Committee has 5, Budget has a half dozen, the new Grant writing LRPC subcommittee has 5, and the list goes on. The Board is very proud of the members volunteering to serve and we look forward to even more participation. Two more Committees (Pool and Beautification) are being created to provide more opportunities for members to enhance the beauty and effectiveness of our facilities.

The Board continues to look for ways to reduce fees for members (e.g. the room rental and setup/tear down fees were reduced in January) and for ways for members to have more fun. (e.g. Music on the Green creation). The Board is also looking at how to improve the Club experience with improved reporting requirements and a review of the Kings Point fee.

The Board continues to focus on providing more transparency of our decision-making process. Three monthly Private Briefings have been condensed into one Supplemental Meeting that is open to the public. The next Supplemental is 1:00PM on Thursday February 23rd in the Board Room as we experiment with a time and location that works out best for as many as possible.

The monthly Workshop meeting, albeit longer, provides an opportunity for member input after each new business item instead of at the end of the Workshop. Also, in depth public discussion happens at the Workshop on important topics such as insurance coverage.

In addition, minutes are being taken for the first time at the Workshop and Supplemental meetings and they will be posted on the website after Board approval.

Sun City Center Community Association

Board of Director's Meeting

February 8, 2023 from Lyn Reitz, Community Manager

Dues and Stickers --- If you have not paid your dues, you will now have to pay them through the CA Office as there is now a late fee added. Your 2022 stickers will be valid until February 15th for use of facilities so please make sure to update them as soon as possible. We ask that each club check membership badges for current stickers and if the member does not have one to please send them to the CA Office to receive. If you have KP members of your club their badge also needs to be checked to make sure their fees have been paid as well and their sticker is updated.

Volunteer Luncheon --- The Volunteer luncheon is scheduled for Wednesday, February 15th from 11:00am until 1pm 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 --- We are preparing for Funfest which is scheduled for Saturday, March 11th, 9am to 2pm. We have two tables left and are still seeking club food additions if any club is interested.

Pickleball/Volleyball Court Project --- The Contractor is working on the pickleball courts and will start the volleyball project as soon as the Engineering Permit is approved by the County. They will now be working into April on the pickleball courts as the club had some additions to the project and they have been worked into the project. This should accommodate the clubs wishes more thoroughly and allow for better use of their facilities.

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 11,478 and total membership dues were 11,527. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.