

APPROVED

MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 10, 2024  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM

**DIRECTORS PRESENT**

Ron Clark, President

Jim Collins, Vice President

Debbie Caneen, Secretary

Roger Zieg, Treasurer

Carrie Blaylock

Nancy McCall

Julie Porto

Tony Rickert

Gerri Roberts

**OTHERS PRESENT**

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

21 Members and 12 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**

Director Roberts **MOVED** the minutes of the December 4, 2023 Board Meeting and the minutes of the December 13, 2023 Supplemental Meeting be approved as submitted. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Caneen reported that the CA had received \$1,000 from the Stained Glass Club for the Hardship Fund; \$100 from AAUW for the Library and \$5,000 from the Pickleball Club (second payment) for lighting at the Pickleball Courts.

For the Record

Secretary Caneen read an Action in lieu of a meeting of the Board of Directors (copy attached) appointing the following chairs for 2024:

Budget Chair – Jeff Williams

Internal Affairs Chair – Jim Collins

Governmental Affairs Chair – Julie Porto

Elections Chair – Dorothy Anderson

They also appointed additional tellers for the Elections Committee:

Janet Smith

Jeanne Bartell

Karen Fredericks

Kathy Valenta

Becky Barnett

Kim Barson

Judy Furman

Christine Morrison

#### IV. PRESIDENT'S REPORT

President Clark's report is attached.

#### V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of December 31, 2023. The Operating Fund had a balance of \$1,340,171 at the end of December. The Replacement Fund balance was \$1,720,965 and the Renovation Fund had a balance of \$43,453. The Capital Fund balance was \$6,518,491. There were 27 home transfers in December which gave us an additional \$75,000 into the Capital Fund. Vice President Collins asked if the \$988,000 from the Morris Trust was received and Treasurer Zieg advised it was deposited in the Capital Fund.

#### VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

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

#### VIII. SPECIAL PURPOSE COMMITTEE REPORTS

- Hospitality Committee Report – Janet Ditmore, Chair, gave her annual report on the Information Center. A copy of her report is attached.
- Communication & Website Committee Report- Director Roberts, Chair, reported that the committee is busy putting together ways to make the Sun City Center web site more user friendly. They are investigating digital signs and a mascot for Sun City Center. They are also working on more ways to reach the community through email blasts.

#### IX. NEW BUSINESS

##### 1) Approve 2024 Insurance Policies

Treasurer Zieg **MOVED** that the Board approve the following insurance policies for 2024:

Property (AmRisc/Trisura	\$244,996.15	Expensed to Operations Account #63104
Directors & Officers Liability (Travelers)	\$33,897.62	Expensed to Operations Account #63300
Fidelity Bond/Crime (Hanover)	\$8,201.20	Expensed to Operations Account #63400
Umbrella (Auto Owners)	\$29,856.18	Expensed to Operations Account #63102
Workers Comp (Zenith)	\$18,696	Expensed to Operations Account #63101
Auto (Auto Owners)	\$3,582.93	Expensed to Operations Account #63105
General Liability (Auto Owners)	\$57,242.43	Expensed to Operations Account #63100
Cyber (Axis)	<u>\$1,923.60</u>	Expensed to Operations Account #63104
TOTAL	\$398,396.11	

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

##### 2) Removal of Chat Feature

Secretary Caneen **MOVED** that the Board approval the removal of the Chat Feature from Zoom. **SECOND:** Treasurer Zieg. **VOTE VIA ROLL CALL:** 7 – 1. Directors Caneen, Collins, McCall, Porto, Rickert, Roberts and Zieg in favor. Director Blaylock opposed. Motion carried.

#### X. GOOD & WELFARE

Director Blaylock discussed the two display cases in the Atrium. As the CLD, she is now going to be responsible for which clubs can use the cases. There will be a club of the month. Cignet Yacht Club and the Dog Owners Group will be the first two clubs. A drawing of those interested will be done each month for the following month. She asked that clubs submit their requests to her.

## **XI. ADJOURNMENT**

Director Rickert **MOVED** the meeting be adjourned. **SECOND:** Vice President Collins. Unanimous in favor by voice vote. The meeting was adjourned at 9:50 a.m.

Debbie Caneen, Secretary  
/crd  
Attachments

## **AUDIENCE PARTICIPATION AFTER THE MEETING**

The following members addressed the Board:

Mary Ann Rowe  
Sam Taylor  
Peter Aluotto  
Cheryl Didday  
Tom Feeman  
Larry Smith  
Robin Welser

Their comments can be viewed at [www.suncitycenter.org](http://www.suncitycenter.org) under 2024 Meeting Videos.

## President's Report January 10, 2024

This is the first Board meeting of 2024 and I would like to once again thank the newly elected Directors Nancy McCall, Geri Roberts, Julie Porto, and Tony Rickert for volunteering for the Board and being willing to serve in this challenging environment.

Later in this meeting the Board will consider a motion to approve new 2024 insurance policies. In 2023 our insurance premiums increased from \$272K to \$383K which was an increase of 41% and \$111K. We were told by our 2023 broker that premiums would rise another 30 to 40% in 2024 and there was nothing that could be done about it. On August 9, 2023 the Board voted 5-3 to change insurance brokers to Brown and Brown to lower the curve of insurance premium increases....and they have delivered.

The proposal under new business today is to approve 10 policies that have a total premium cost of \$398,396 which is a 3.87% increase of \$14,875 over our 2023 cost. Since our former broker told us that our 2024 policies would increase between 115K to \$153k, this is clearly a savings of at least \$100K. Plus we have increased coverage. All the insurance companies are A rated and the deductibles are the same or better for the CA. Six of the ten 2024 policies are with the same insurance company we had in 2023. We have 3 new policies, and one policy we switched to a new company for a \$12K saving for that one policy alone. The increased coverages include:

- Our Aggregate Liability coverage was increased from \$2MM to \$4MM.
- We have a new policy with a new company for outdoor equipment (awnings, screens, benches, etc.) that fully covers it \$2.9MM value vs only \$100K coverage as part of the former building insurance policy.
- We have a new policy at no additional cost to cover equipment not formerly insured. This includes Contractors Equipment, electronic data processing equipment, and valuable papers/records.
- For the first time we have a Cyber Liability policy to cover us and to help with cyber-attacks.

The change to a new broker greatly benefited the CA and I thank Directors Blaylock, Caneen, Collins, and Zieg for joining with me to make this 5-3 majority Board decision.

Lastly, as I mentioned at the Membership Meeting, our CA community is at a crossroads. The members will have to make a decision. Should we remove the Board President because the majority of the Board made a decision they felt was in the best interest of the membership? Should we remove a Board member without cause, with the basis being subjective opinions and misinformation? Do we want to move forward with a Master Plan approved by 85% of those who voted? Do we want to continue creative initiatives and actions to keep our dues affordable? Do we want transparency with open meetings with published agendas and minutes? Do we want to continue reaching out for volunteers via the HUG program? Do we want to have policies to help clubs to thrive and have fun? Finally, do we want to be treated as responsible adults with outdoor sport facilities, dedicated club rooms, and restrooms being open during the Holidays?

The choice will be up to the membership, and I hope the choice is to support the Board. We are all elected volunteers making what we believe are the best decisions for the membership of this great community. We have so many good things going for us. A cohesive 2024 Board that works well together, we live in a beautiful resort community with affordable dues, and we are in a great financial position to maintain and improve our facilities. Let's end the division and move forward.

As always, let us all be respectful, positive, kind, and have fun in our senior years. Have a great 2024 and thank you for listening.

# **Sun City Center Community Association**

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

January 10, 2024 from Lyn Reitz, Community Manager

**Dues and Stickers ---** You should have received your dues statements in the mail. If you did not receive your statement, you can stop in the office and they will get one for you. Remember that your membership dues are due by January 31<sup>st</sup> and late fees will be added on February 1st. They can be brought directly to the Truist Branch in the Plaza, mailed, or paid in various other ways through the bank. You can stop by the CA Office and get a new sticker; we just ask that you give us a few days to download the payment before coming in. Be sure to bring your cards as we place them on for you. Your 2023 stickers are only good until February 12<sup>th</sup>.

**Volunteer Luncheon ---** The Volunteer luncheon is scheduled for Wednesday, February 14<sup>th</sup> 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 9<sup>th</sup>, 9am to 2pm. We will bring you more information as we have our organizational meeting and get plans in place.

**On Going Projects ---** We are still working on numerous projects throughout both south and central campus and will continue for the next couple of months. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for an inconvenience and thank you for your cooperation.

**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 December 31<sup>st</sup>, total residents were 11,444 and total membership dues were 11,510. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.