

APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 12, 2022
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

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

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
33 Members plus 25 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

After Director Clark asked for clarification on some items and asked that Exhibits A and B be attached to the resolution in the minutes, he **MOVED** that the minutes of the December 8, 2021 be approved as submitted. **SECOND:** Vice President Roush. **VOTE:** Unanimous by voice vote in favor. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements - Secretary Matelski acknowledged that the Sun City Line Dancers Club had donated \$200 to the Hardship Fund.

IV. PRESIDENT'S REPORT

President Sullivan had no report for this meeting.

V. TREASURER'S REPORT

In Treasurer Birkett's absence, President Sullivan reported the Operating Fund had a balance of \$2,661,772. The Replacement Fund balance was \$1,860,129 and the Renovation Fund had a balance of \$43,377. The Capital Fund balance was \$3,629,660. There were 50 home transfers in December. Through January 7th, we already have 31 in for the month of January. He announced that the total resale homes for 2021 was 611.

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 an update on the Information Center. A copy of her report is attached.

IX. NEW BUSINESS

1) Approval of Insurance Policies

Vice President Roush **MOVED** that the Board approve the following insurance policies for 2022:

Property – AmRisc - \$105,872.45	Expensed to Operations Account #63104
Automobile – Auto Owners – \$3,819.98	Expensed to Operations Account #63105
Directors & Officers Liability – Travelers - \$22,150.98	Expensed to Operations Account #63300
Fidelity Bond/Crime – Hanover – \$7,774.00	Expensed to Operations Account #63400
General Liability – Auto Owners - \$67,170.93	Expensed to Operations Account #63100
Workers Comp – Zenith - \$30,098.00	Expensed to Operations Account #63101
Umbrella – AIG - \$32,245.00	Expensed to Operations Account #63102
Equipment – Travelers - \$875.08	Expensed to Operations Account #63104

SECOND: Secretary Matelski. **VOTE:** Director Clark **MOVED** to amend the motion by adding “and make available for review the McGriff Premium Summary and Marketing Summary to Community Association members”. **SECOND:** Director Collins. **VOTE ON AMENDMENT:** In favor: Directors Clark, Collins and Zieg. Opposed: Directors Bauer, Bratt, Matelski, Porr, Roush, and Sullivan. Motion failed. **VOTE ON ORIGINAL MOTION:** Unanimous in favor by voice vote. Motion carried.

2) Approval of Committee Chairpersons for 2022

Vice President Roush **MOVED** that the Board approve the following Committee Chairpersons for 2022 as follows:

STANDING COMMITTEES:

Budget Committee – Ed Barnes
Consumer Affairs Committee – Jim Collins
Governmental Affairs Committee – Bob Sullivan
Elections Committee – Erma Faron, Chair and Dorothy Anderson, Vice Chair
Internal Audit Committee – Dave Birkett

SPECIAL COMMITTEES:

Bingo Committee Co-chairs – Karen Marmon and Robin LeMaster
Hardship Committee – Kim Roush
History Society – Susan Muise
Hospitality Committee/Hi Neighbor – Janet Ditmore
Restrictive Covenants Committee – Paul Wheat
Decorating and Web Site Committee Co-chairs – Rence Bray & Joanne Baskinger

OTHER COMMITTEES:

Long Range Planning – Eric Porr
Golf Cart Parade – Jim Collins
Fun Fest 2023 – Kim Roush
Monday Movies – Linda Clapp
TV in Atrium – Bill Hodges

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

3) Approval of Elections Committee Judges & Tellers

Vice President Roush **MOVED** that the Board approve the following members to be Judges & Tellers for the Elections Committee in 2022:

Robert Anderson	Kathleen Records
Rachel Bancroft	Betty Rollins
Nancy Barnes	Kyle Rollins
Lori Collom	Barbara Schneider
Dee Cronk	Jack Schneider
Richard Cronk	Don Sellers
Floyd Curvin	Patty Sellers
Brenda Curvin	Karen Stanhope
Donald Faron	Linda Torchia
Cricket Fraser	Dolores Whitfield
Kim McGrath	Carol Zeller
Donna O’Karma	Bill Zeller
Ray O’Karma	

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

4) Bank Signature Approval

Secretary Matelski **MOVED** that the Board approve the following signatories for 2022 for all banks that the Community Association has accounts with:

Robert Sullivan, President
Kim Roush - Vice President
David Birkett, Treasurer
Ron Matelski, Corporate Secretary

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

5) Dissolution of a Club

Director Bratt **MOVED** that the Board approve the dissolution of the Polish-American Heritage Club as an affiliated Community Association Club. **SECOND:** Director Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.

At this point, Director Clark added two motions for the Board to consider.

6) Approval of Committee Membership

Director Clark **MOVED** that the Board review the President's 2022 Committee membership appointment recommendations at the February 9, 2022 meeting per Bylaw III, Section 3.(d).

SECOND: Director Collins. **VOTE:** In favor: Directors Clark and Collins. Opposed: Directors Bauer, Bratt, Matelski, Porr, Roush, Sullivan and Zieg. Motion failed.

7) Approval of a Beautification Committee

Director Clark **MOVED** that the Board establish a Beautification Committee per Bylaw V, Section 2. **SECOND:** Director Collins. In favor: Directors Bauer, Clark, Collins and Zieg. Opposed. Directors Bratt, Matelski, Porr, Roush and Sullivan. Motion failed.

X. ADJOURNMENT

Vice President Roush **MOVED** the meeting be adjourned. **SECOND:** Director Bratt. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:55 a.m.



Ron Matelski, Secretary

/crd

Attachments (2)

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Steve Drobniś
Ron Nelson
Debbie Caneen
Pat Jones
Laura Lee
Al Coleman

Their comments can be viewed at <https://vimeo.com/665275091>.

Sun City Center Community Association

Board of Director's Meeting

January 12, 2022 from Lyn Reitz, Community Manager

Dues and Stickers --- You should have received your dues statements by now. If you did not, please contact Membership Services in the CA Office immediately. Remember that your membership dues are due by January 31st and late fees will be added on February 1st. They can be brought directly to the BB&T Branch in the Plaza or mailed. 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 2021 stickers will only be valid until February 14th for use of facilities.

Shredding Day --- The next shredding Day is scheduled for Wednesday, January 26th 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 Community Association has this event as a benefit to its members to make sure your documents are properly disposed of.

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 December 31st, total residents were 11,478 and total membership dues were 11,596. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

SCC Information Center Quarter Report Comparison, 2021

NOTE: The Information Center was reopened on April 19 after the Covid-19 pandemic shut-down.

	1 st QTR	2 nd QTR	3 rd QTR	4 th QTR	ANNUAL TOTAL
Number of Resident Visitors		123	130	184	437
Number of Out of Town Visitors		165	186	205	556
Number of Tours Conducted		31	38	45	114
Total Number of People in Tours		66	100	100	266
Local Phone Calls Received		149	175	241	565
Long Distance Calls Received		153	211	171	535
Inquiries answered by snail mail			5	6	11
Inquiries answered by email	536	294	195	172	1191

IN THE YEAR 2021, the Information Center recorded:

TOTAL NUMBER OF VISITORS: 993

TOTAL PHONE CALLS ANSWERED: 1100

INFORMATION SENT IN RESPONSE TO INQUIRIES: 1202

All email requests were answered remotely, during and after the shut-down.

All data was recorded by volunteers who worked each shift. We use 2 volunteers per shift. We have changed from three shifts a day to two because we lost a number of volunteers after the COVID hiatus. In addition, we have not been able to re-open on Saturdays during the season as we do not have enough volunteers who will work that day. We presently have a total of 65 volunteers who have worked a regular or substitute shift.

Beginning on May 26, The Information Center took over the task of providing Orientation sessions for new members of the community. Sessions are held every Wednesday afternoon and are open to all residents. Since May 26, the total number of residents attending the sessions was 197.

INFORMATION CENTER

Nine Year Comparison of Data

YEAR	2013	2014	2015	2016	2017	2018	2019	2020 (to 3/14)	2021 (4/19)
Resident Visitors	1151	1232	1766	1732	1621	1622	1273	349	437
Out of town Visitors	1315	1547	1795	1837	1724	1826	1500	483	556
Tours conducted	375	325	375	372	328	340	290	69	114
Number of people in tours	841	699	856	851	519	755	627	141	266
Local phone calls received	902	960	573	513	914	926	945	248	565
Distant phone calls received	839	745	394	417	846	899	787	193	535
Inquiries answered by snail mail	102	124	34	35	57	42	29	(1/1-12/31) 15	11
Inquiries answered by Email	1022	1121	514	367	351	696	627	1025	1191

YEAR TOTALS	2013	2014	2015	2016	2017	2018	2019	2020	2021
Number of Visitors	2466	2799	3561	3569	3345	3448	2773	832	993
Phone Calls Answered	1741	1705	967	930	1760	1825	1732	441	1100
Information Sent	1124	1245	548	402	408	738	656	1040	1202