

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**ANNUAL MEMBERSHIP MEETING**  
**WEDNESDAY, JANUARY 2, 2019**  
**7:00 P.M. – COMMUNITY HALL**

**SECRETARY’S REVIEW FOR THE RECORD**

**DIRECTORS PRESENT**

John Luper, President	Dave Birkett	Helen Lewis
Joe Elam, Vice President	Marilyn Coté-Miller	Doug Seipelt
Jim Schwartz, Treasurer	Jerry Gibson	Bob Sullivan

**OTHERS PRESENT**

Sam Sudman, Corporate Secretary  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

President Luper welcomed the membership and called the meeting to order at 7:00 p.m. The membership joined President Luper in the Pledge of Allegiance. A quorum was not established with only 192 members present.

**II. APPROVAL OF MINUTES**

The minutes of the October 24, 2018 Membership Meeting were distributed to the membership but could not be approved since a quorum was not met.

**III. TREASURER’S REPORT**

Treasurer Schwartz thanked everyone for giving him the honor and privilege of being the Treasurer and a Director the past three years. As far as the financial position of the Community Association, it is very solid. In 2018, we enjoyed our amenities, paid our bills and incurred no long-term debt. He reported on financials as of November 30, 2018. The Operating Fund had a cash balance of \$1,121,411. The Capital Fund had a balance of 749,529. The Replacement Fund balance was \$1,250,628 and the Renovation Fund had a balance of \$42,221. There were 492 home transactions in 2018 which netted \$839,895.72 to the Capital Fund.

**IV. COMMUNITY MANAGER’S REPORT**

Community Manager Lyn Reitz reported that FunFest will be held on March 16 and Shredding Day will be Tuesday, March 5<sup>th</sup> from 9 am to Noon. The location for shredding will be the parking lot off of North Course Lane. This service is provided free by the CA and you must show your CA membership card. She recognized CA employees who will hit some milestones of dedicated service this year: Barb Hutcheson (10 years) and Mary Jane Blakely (15 years). Don’t forget the Volunteer luncheon scheduled for Thursday, February 14 from noon to 2 pm in the Florida Room.

## V. AWARDS AND RECOGNITION

President Luper recognized the following who gave their time and efforts this past year to make Sun City Center a better place to live and who have assisted the Community Association:

- 2018 Board of Directors – Joe Elam, Vice President; Jim Schwartz, Treasurer, Dave Birkett, Jerry Gibson, Helen Lewis, Marilyn Coté-Miller, Doug Seipelt and Bob Sullivan along with Corporate Secretary Sam Sudman.

### 2018 Committee Chairs:

#### STANDING COMMITTEES:

- Budget Committee - Ed Barnes
- Elections Committee – Brigitt Lewis
- Government Affairs Committee – Sam Sudman
- Consumer Affairs Committee – Joe Elam
- Internal Audit Committee – David Floyd

#### SPECIAL PURPOSE COMMITTEES:

- Restrictive Covenants Committee - Paul Wheat
- Hospitality Committee - Janet Ditmore
- History Society of Sun City Center - John Bowker
- Bingo Committee – Co-chairs, Karen Marmon and Linda Nolder
- Fitness Center Committee - Ernie Kociban
- Decorating and Web-Site Committee Co-Chairs – Nan Baytos & Maggie Pliska
- CO-AP – David Floyd
- Holiday Breakfasts Co-chairs – Bob & Pat Sullivan
- FunFest – 2017 – Brigitt Lewis
- Monday Movies – Linda Clapp
- Golf Cart Parade – Dave Birkett
- TV in the Atrium – Bill Hodges

He thanked them all and their respective committee members who are listed in the January issue of “The News of Sun City Center”. He announced that all of the CA volunteers are invited to a picnic lunch in their honor on Thursday, February 14 from 12 noon to 2 p.m. in the Florida Room.

President Luper presented an engraved clock to outgoing Director/Treasurer Jim Schwartz with sincere appreciation for his dedication and valuable service to the Sun City Center Community Association as Director from 2016 thru 2018 and as Treasurer from 2017 thru 2018.

He also recognized the following with a Certificate of Appreciation for services rendered to the Community Association in 2018.

Shelba Fields (who was not present) – in appreciation for all her years of dedication as Chair of the Elections Committee.

Brigitt Lewis – in appreciation for stepping up at the last minute and taking over responsibilities of the Elections Chair and for successfully chairing FunFest.

Margaret Vaske – in appreciation for her twelve years coordinating the Holiday Gift Fund for CA employees. The recipients are grateful for this generous gift.

Joanne Baskinger – for her many years as a volunteer assistant to the Entertainment Director and her success as President of the Oldies but Goodies Club.

#### **VI. INSTALLATION OF NEWLY ELECTED DIRECTORS**

President Luper administered the Oath of Office to re-elected Director Douglas Seipelt. Newly elected Director Larry Smith was absent and will be given the oath of office at the January 9<sup>th</sup> Board Meeting.

#### **VII. 2018 PRESIDENT'S REPORT**

President Luper's report is attached.

#### **VIII. INTRODUCTION OF PRESIDENT FOR 2019**

President Luper turned the gavel over to Sam Sudman, President of the Board in 2019. President Sudman honored Mr. Luper and presented him with a clock engraved "With sincere appreciation for your dedication and exemplary service to the Sun City Center Community Association as Director from 2016 thru 2018 and as President from 2017 thru 2018". Community Manager Lyn Reitz presented Linda Luper with a bouquet of flowers.

President Sudman thanked everybody who had the confidence in him to elect him to the Board again and he looks forward to continue working for the community.

#### **IX. GENERAL DISCUSSION BY MEMBERS**

- Margaret Kuss asked the Board and Community Manager to fix the problems with the telephone lines in the Mini Bus Office. *(This problem has since been corrected.)*
- Don Smith thanked Sam Sudman, John Luper, Marilyn Coté-Miller and Bob Sullivan for their assistance in helping him use our indoor pool for his annual swim for Diabetes Youth Services. Since he began swimming laps for DYS, he and his wife Connie have raised over \$259,000 for children with Type 1 Diabetes.
- Carol Selby spoke about the policy on renters not being able to join clubs and asked the Board to review this policy and allow the renters to join clubs. *(The Board changed policy on January 9, 2019 to allow renters with blue picture cards to join clubs, at the discretion of the club, and where space is available.)*
- David Rice asked that the officers for 2019 be introduced. They are Sam Sudman, President, Helen Lewis, Vice President, Marilyn Coté-Miller, Corporate Secretary and David Birkett, Treasurer.

- David Floyd, President of the Men's Club, mentioned that on March 5<sup>th</sup> they were going to have another Fraud Forum here to help the community understand all the things that can go against them so they can enjoy their life without being victims of crime.
- Peter Aluotto asked for someone to explain to the members where they can find videos of the Board Meetings on the web site. Go to [www.suncitycenter.org](http://www.suncitycenter.org), you will see heading for Residents which you will click to a drop-down list. You then click Meeting Videos and select year and all the videos for the year you pick will appear. You follow the same procedure for Board Minutes.
- Bob Meier mentioned that there were two large culverts and a bridge that was washed out behind his house that have not been taken care of in over six months. *Director Gibson stated that ClubLink would be starting on that tomorrow.*
- Vern Hendricks from Sun Radio 96.3 FM announced that President Sudman will be on their station the first Thursday of every month at 10:30 a.m.
- George Lott mentioned an incident at our pool where a young lady with a child in diapers said she was told they could use our pool at any time. He asked if we were checking obvious cases of people who shouldn't be there. He thought the motel should be advised that they cannot use our pool. *President Sudman answered that coincidentally, they are starting tomorrow.*

## X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 7:45 p.m.



Marilyn Coté-Miller  
Corporate Secretary

MCM: cd  
Attachment

President John Luper's Report – Annual Membership Meeting – January 2, 2019

One year ago, I stood before you having served my first year as your President. I was pleased to report the Association was strong, and our main project of a new Administration building was progressing per plan and the building would be open in the late Spring.

Now I stand before you having served my second and last year as your President. Our Association continues to be strong and our new building did indeed open as scheduled and on budget. Everyone who has toured the facility has been very complimentary and our staff can now serve our members properly.

As money grows again in our Capital Fund, our Board has initiated a study evaluating the condition of existing buildings to also be included in our next long-range plan. It is imperative that we maintain or replace what we have, while we also look to add future amenities to attract future residents.

At the last Membership Meeting in October, you were introduced to a new initiative to encourage volunteerism called Sun City Center Connects. You may have noticed small articles in the "News of Sun City Center" addressing the importance of everyone doing their part. You will continue to hear more. We have outstanding employees to maintain our facilities, but our success comes from the hundreds of members who volunteer their time for the Association and for all of our many clubs and activities. Our future to provide so much for so little depends on nurturing new volunteers to step up.

I have had many opportunities to represent our Board and community. One of the most rewarding is right outside the front door of this building. A year ago, many would have doubted the possibility of a Veterans Memorial. But we are part of a very generous community that has responded and given the necessary funding. Kudos to Walt Cawein and his committee for bringing to fruition something we will all be proud of for many years to come. The dedication for the Memorial will be held on January 10<sup>th</sup>, one week from tomorrow.

In the fun category, I was invited to be the Burgermeister at this Year's German American Club's Oktoberfest and I threw the ceremonial first ball at the recent National Lawn Bowling Championships held here. They told me I had promise.

We have a wonderful group of individuals serving on our Board of Directors. I thank each of them for their support and council. I know they will now work with Sam for the best for all of our residents. There will be some challenges in the future to deal with and some necessary changes may follow, but this group will be up to the task.

I thank all of the past Presidents who have been there when needed. I thank Lyn and our entire staff for the dedication to always providing outstanding service for all of us to enjoy. A special thanks to Carol Donner. She is the one who really keeps everything for the Board in order. I would also like to say thank you to my bride of almost 48 years. My wife, Linda. Her support has never wavered.

I thank all of you for coming tonight to help celebrate another wonderful year in Sun City Center.