

**APPROVED**

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
ANNUAL MEMBERSHIP MEETING  
THURSDAY, JANUARY 2, 2020  
3:00 P.M. – COMMUNITY HALL**

**DIRECTORS PRESENT**

Sam Sudman, President  
Dave Birkett, Treasurer/Corporate Secretary

Jerry Gibson  
Doug Seipelt

Larry Smith  
Bob Sullivan

**DIRECTORS ABSENT**

Helen Lewis, Vice President  
Joe Elam

**OTHERS PRESENT**

Eric Porr, Director Elect  
Ron Matelski, Director Elect  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary

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

President Sudman welcomed the membership and called the meeting to order at 3:00 p.m. The membership joined President Sudman in the Pledge of Allegiance. A quorum was established with 228 members present.

**II. APPROVAL OF MINUTES**

The minutes of the October 23, 2019 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

**III. TREASURER'S REPORT**

Treasurer/Secretary reported on estimated financials as of December 31, 2019 since they have not been audited yet. The Operating Fund had a balance of \$2,383,717 (including \$932,240 in 2020 prepaid dues). The Capital Fund had a balance of \$1,669,891. There were 38 home transfers in December. The replacement fund balance was \$1,304,026 and the Renovation Fund had a balance of \$42,701. There were 483 home transactions in 2019 which netted \$869,400 to the Capital Fund.

**IV. COMMUNITY MANAGER'S REPORT**

Community Manager Lyn Reitz reported that FunFest will be held on March 21<sup>st</sup> and Shredding Day is scheduled for Tuesday, March 31<sup>st</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. The Volunteer Luncheon is scheduled for Thursday, February 6<sup>th</sup> from 11 a.m. to 1 p.m. in the Florida Room.

Manager Reitz thanked all of the CA staff for all that they do throughout the year. She stated she appreciates all that they do. She recognized some milestones of dedicated service that will be reached by some of the staff in 2020. Carol Donner (25 years), Becky Fox (10 years), Phillip Bennett (5 years), Jack Conway (15 years), Floyd Harris (5 years), Terry Hoffman (20 years), Cal Kimura (5 years), Scott McFarland (15 years), Sam Soria (10 years), and Richie Vilasi (10 years).

## V. LONG RANGE PLANNING COMMITTEE REPORT

Doug Seipelt, Chair of the Long Range Planning Committee, first acknowledged the members of his committee: Virginia Bratt, Eric Porr, Kim Roush, Cheryl Sari, and Debi Tourangeau. Renee Bray, A CA employee also worked with the committee along with Director Bob Sullivan, Treasurer Dave Birkett and Lyn Reitz, Community Manager. They spent numerous hours working on the survey and he appreciates every one of them.

The committee will meet with the Board on January 13<sup>th</sup> to present the findings of the survey. It was interesting that 90% of those who completed the survey live here full time. The very things the Committee thought were important are the same that that the community felt. They will present a five-year plan at a town hall meeting in February. He reported that in their final report, there will be no debt nor financing recommendations. We will meet our financial obligations through the Capital Fund fee.

## VI. AWARDS AND RECOGNITION

President Sudman 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:

- 2019 Board of Directors – Helen Lewis, Vice President; Dave Birkett, Corporate Secretary/Treasurer; Joe Elam, Jerry Gibson, Doug Seipelt, Larry Smith, and Bob Sullivan.

### 2019 Committee Chairs:

#### STANDING COMMITTEES:

- Budget Committee - Ed Barnes
- Elections Committee – Barbara Gingrich and 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
- Long Range Planning Committee – Doug Seipelt
- Hospitality Committee - Janet Ditmore
- History Society of Sun City Center - John Bowker
- Bingo Committee – Co-chairs, Karen Marmon and Linda Nolder (thru 9/30/19) and Robin LeMaster (from 10/10/19)
- Fitness Center Committee - Ernie Kociban
- Decorating and Web-Site Committee Co-Chairs – Nan Baytos & Maggie Pliska
- CO-AP – John Luper
- Holiday Breakfasts Co-chairs – Brenda & Floyd Curvin
- FunFest – 2019 – Dave Birkett
- Monday Movies – Linda Clapp
- Golf Cart Parade – Larry Smith
- 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 6<sup>th</sup> from 12 noon to 1 p.m. in the Florida Room.

President Sudman announced that Helen Lewis who could not be present tonight was previously presented with an engraved clock with sincere appreciation for her dedication and valuable service as a Director from 2014 thru 2019 and as Vice President in 2019.

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

Brigitt Lewis – in recognition of her stepping up to chair the Elections Committee at the last minute.

Barbara Gingrich (not present) – in recognition of her support to the Elections Committee.

Janet Ditmore- in recognition of her stepping up to chair Hi Neighbor in November at the last minute.

Brenda & Floyd Curvin – in recognition of their success in chairing the 4<sup>th</sup> of July and Holiday breakfasts.

President Sudman then presented Walt Cawein with an engraved clock to commend him for his ongoing dedication to America's veterans. His tireless efforts in establishing the Sun City Center Veteran's Memorial has left a mark that will never be forgotten.

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

President Sudman administered the Oath of Office to re-elected Director Bob Sullivan, Eric Porr and Ron Matelski.

#### **VIII. PRESIDENT'S REPORT**

President Sudman complimented Directors Bob Sullivan and Larry Smith for the work they did and continue to do to bring all club information up-to-date.

The SR674 project began in January, 2019 and the expected completion date is December, 2020. He reported that he is a member of their project team and goes to regular meetings keeping abreast of their progress. We did request that a "pre-emption" device (similar to the light at Augusta Drive, be installed along SR674 from US 301 to the Bypass in which the H.C. Fire Rescue and Sheriff's Office will be able to activate any traffic light from their vehicles so they can get through the community more quickly. This won't be functional until the project is completed.

He announced that the ADA crossing on North Pebble Beach Blvd. has been completed at no cost to the CA. All work was paid for by the County. He also stated that \$4.6 million was spent by the county in our area during this past cycle. He listed all the areas in Sun City Center that this covered. He also covered all the projects completed on CA property this past year.

He also mentioned that through the CIT, there are projects where the county can take care of single occurrences and not part of the Operations Budget. He stated that the County has earmarked over \$1 billion for projects that will not only impact us but all of Hillsborough County.

## IX. GENERAL DISCUSSION BY MEMBERS

The following members addressed the Board:

Debbie Carlson  
Bill Wilcox  
Dave O'Donnell  
Frances Myers  
Ken Bauer  
Ken Allison

Their comments can be viewed at <https://vimeo.com/382639243>.

## X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 3:55 p.m.



Ron Matelski  
Corporate Secretary

RM:cd