

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 3, 2024
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

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

Tom Arthur
Carrie Blaylock
Nancy McCall

Julie Porto
Geri Roberts

OTHERS PRESENT

Tony Rickert, Director Elect
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Clark welcomed the membership and called the meeting to order at 3:00 p.m. The members joined President Clark in the Pledge of Allegiance. A quorum was established with 333 members present.

II. APPROVAL OF MINUTES

The minutes of the October 25, 2023 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

III. INSTALLATION OF NEWLY ELECTED DIRECTORS

Before the installation of directors, President Clark presented Director Tom Arthur with a Certificate of Appreciation for his service to the Community Association.

He also planned to give Certificates of Appreciation to Sam & Joanne Sudman and Linda & Frank Oddo for their involvement with the July 4th Breakfast but unfortunately, they were not present.

President Clark administered the Oath of Office to elected Directors Nancy McCall, Julie Porto, Geri Roberts and Tony Rickert.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on estimated financials as of December 31, 2023 since our financials have not been audited yet. The Operating Fund had a balance of \$1,340,171. The Capital Fund balance was \$6,518,491. The Replacement Fund balance was \$1,720,965 and the Renovation Fund had a balance of \$43,453. In December, there were 27 house transfers. The average number of houses was exactly the budgeted figure of 35 homes and that remains the budget figure for 2024.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported that FunFest will be held on March 9th. The Volunteer Luncheon is scheduled for Wednesday, February 14th 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 recognized three employees who will hit milestones at five years of service:

Bryan Stewart , Pool Attendant
Paul Kersey, Pool Attendant
Slobodan Bogdan, Fitness Center

VII. SAMARITAN SERVICES – HOW WE SERVE THE CA

President Pat Rapach of Samaritan Services gave a presentation on the services provided by their organization which are available to our members such as Sun City Center Ride, Meals on Wheels, Respite care and car service to outside of Sun City Center doctor appointments. You can view her comments at www.suncitycenter.org under Residents – 2024 Meeting Videos.

VIII. LONG RANGE PLANNING COMMITTEE REPORT

Director Caneen, Chair of the Long Range Planning Committee, brought the membership up-to-date on the progress of the Master Plan. She then introduced Adam Fritz from Pi Architecture who gave a power point presentation on the latest design drawings for Phase 1A & 1B. Both can be viewed at www.suncitycenter.org under Residents – 2024 Meeting videos.

IX. GENERAL DISCUSSION BY MEMBERS

The following members addressed the Board:

Janet Smith	Diana Herzing	Julie Osborne
Kathy Kerschki	Paul Wheat	Sheila Northern
Ursula JoyL	Becky Barnett	Barbara Gocek
Mary Ann Rowe	Scott Cooper	Vernan Elarth
Daniel Moslin	Joyce Bruno	
Walt Cawein	Russell Moody	
Diane Baker	Joyce Bruno	
Bill Dean	Russell Moody	
Ciro Capano	Misty Taylor	

Their comments can be viewed at www.suncitycenter.org under Residents – 2024 Meeting Videos

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 5:45 p.m.



Debbie Caneen
Corporate Secretary

DC:cd

President's Report – January 3, 2024 Membership Meeting

Happy New Year and I wish everyone a healthy and prosperous 2024. I am honored by the recent unanimous vote of the new Board to reelect me as President of the CA Board of Directors for 2024. I look forward to continuing my service to the community in this volunteer position.

The Board had many accomplishments in 2023 as listed in the handout that was available at the tables by the door. In 2024 the Board will continue to be focused on transparency, attracting volunteers, sound fiscal management to keep our community affordable and debt free, supporting all the clubs since they provide so much enjoyment to many members, and making sound decisions that improve the quality of life and enjoyment of members.

The main focus for the Board in 2024 will be continued progress on implementing the Master Plan for the Upgrade of the Central Campus. Our facilities need to meet our current needs and be modern for our enjoyment and to protect our investment in our housing values. Later in this meeting, Pi Architects will provide an update on the design for Phase 1A & 1B. The current plan is to solicit bids with contract drawings on February 15, to review the contract drawings and the project cost at the March 27th Membership meeting, and then to have a membership referendum on April 16th & 17th for the membership to vote on the funding for the construction of Phase 1. The price of the bids that we receive will determine if the Board asks for approval to issue a contract to build just Phase 1A or both Phase 1A & 1B.

You will hear more about funding later today from Director Caneen, the Chair of the LRPC. We are hopeful that we will have sufficient funds to issue a contract for both Phase 1A & 1B, especially due to a recent event. You may have noticed the names of Donald and Nancy Morse above the doorway as you came in. Those names are there as they promised a \$1 Million donation after their deaths. Donald passed away in 2012. You may recall at the March membership meeting I had a moment of silence for Nancy who passed away in February. Just in time for Christmas, \$988,000 from the Morse Trust was received and we deposited it into the Capital Fund.

The Board is very aware that we must keep our dues affordable. Our biggest budget buster for 2023 was the cost of insurance and we all know how insurance costs have skyrocketed in Florida. We have 9 policies for a variety of coverage.... property, liability, workers compensation, crime, etc. In 2022 their total cost was \$272K and the 2022 Board budgeted \$282K for 2023. Unfortunately, the insurance quotes came in at \$383K for 2023 which was a 41% premium increase. So, the 2023 Board decided to focus on containing the cost of our insurance. Under Florida law, a commercial account like the CA cannot go to a variety of brokers and insurance companies and get competitive quotes to compare. We have to select an insurance broker to be our agent of record and then the broker goes to a variety of insurance companies to get competitive bids. In February we asked McGriff, our 2023 broker to discuss how we could lower our premiums or at least limit the increase. McGriff told the Board that premiums would increase 30 to 40% for 2024 and nothing could be done to avoid that. Finding this unacceptable we started to review if another broker might help stabilize our insurance costs. We invited

Brown & Brown in for preliminary discussions with the Board officers and Community Manager Reitz and then with the entire Board. As one of the top 5 US insurance brokers, Brown & Brown said they had the influence and know how to drastically reduce our premium increases. On August 9th, the Board voted 5 to 3 to make Brown & Brown the CA's insurance agent of record. I would like to thank Directors Blaylock, Caneen, Collins, and Zieg for joining me to make this change because Brown & Brown accomplished what they said they could do. Critics of the Board said our current insurance companies would not provide coverage through another broker and that we would end up with no insurance. That is not true as 6 of our polices will be with the same insurance company. In fact, our General Liability policy with the same company went from \$93K in 2023 to \$57K for 2024. That's a 39% reduction and with more coverage. Everything is not finalized yet, but our premiums will be either slightly below the \$383K cost we paid for 2023 or at worst 4.5% above depending on what coverage policies the Board selects. Thus, the Board avoided a 30 to 40% premium increase by changing brokers.

Okay, let's talk about the elephant in the room. On September 13, 2023, the majority of the Board decided to locate the Billiards Club in the rear of the new Applied Arts Building in lieu of the Needlecraft Club who wanted to remain in their current location. I won't dwell on why this was a wise decision as you'll hear more about that from Director Cannen. Unfortunately, this Board decision triggered a recall process with a petition listing no cause. There will be an election on January 16 & 17 to determine if I should remain on the Board of Directors.

Our CA community is at a crossroads. You 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 or go back to the days of a failed 2-story building and no master plan? Do we want to continue creative initiatives and actions to keep our dues affordable or go back to keeping the status quo and collecting dues for accounts that do not need the money? Do we want transparency or return to Private Briefings with no published agendas or minutes? Do we want to continue reaching out for volunteers via the HUG program or go back to being invited by the Good Old Boys and Gals? Do we want to have policies to help clubs to thrive and have fun or go back to putting up barriers and requiring bureaucratic reporting? Finally, do we want to be treated as responsible adults with outdoor sport facilities, dedicated club rooms, and restrooms being open during the Holidays, or do we want to go back to chains across the access road, nets taken down, and padlocked doors?

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 dues less than a \$1/day per person, 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!