

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 4, 2017
7:00 P.M. – COMMUNITY HALL

SECRETARY'S REVIEW FOR THE RECORD

DIRECTORS PRESENT

David Floyd, President
Sam Sudman, Vice President
Joe Elam, Secretary
Neil Rothfeld, Treasurer

Ernie Addison
Marilyn Coté-Miller
Helen Lewis

John Luper
Jim Schwartz

OTHERS PRESENT

Dave Birkett, Director Elect
Bob Sanchez, Director Elect
Bob Sullivan, Director Elect

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Floyd welcomed the membership and called the meeting to order at 7:00 p.m. The membership joined President Floyd in the Pledge of Allegiance. A quorum was not established with 169 members present.

II. APPROVAL OF MINUTES

The minutes of the October 26, 2016 Membership Meeting were distributed to the membership but could not be approved since a quorum was not met.

III. TREASURER'S REPORT

Treasurer Rothfeld reported on estimated financials through December 31, 2016. These are preliminary figures subject to Audit. The Operating Fund had a cash balance of \$2,170,135 which included \$780,000 in 2017 dues prepaid in December. Liens filed were \$44,450. Capital Fund fees were received in December for 32 homes. This represents a total of 459 homes that we collected capital fund fees on in 2016 versus a budget of 420 homes. In the Replacement Fund, there was a balance of \$990,913. The Renovation Fund, only funded by donations, was \$16,418.

IV. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported that FunFest will be held on Saturday, March 18 and Shredding Day will be on Tuesday, March 7 from 9 am to Noon. The location for shredding will be the parking lot in front of the five acres near North Course Lane so you can just drive in and out. This service is provided free by the CA. She recognized CA employees who will hit some milestones of dedicated service this year: Claudia Hinson, Room Reservationist (5 years), Judy Hill, Membership Services (15 years) and Patti Rinaudo, Janitorial Dept. (20 years). The Volunteer luncheon is scheduled for Thursday, February 16 from noon to 2 pm in the Florida Room.

V. AWARDS AND RECOGNITION

President Floyd recognized the following who have worked very hard this past year to make Sun City Center a better place to live and who have assisted the Community Association:

2016 Board of Directors – Sam Sudman, Vice President; Joe Elam, Secretary; Neil Rothfeld, Treasurer; Ernie Addison, Marilyn Coté-Miller, Helen Lewis, John Luper and Jim Schwartz..

2016 Committee Chairs:

STANDING COMMITTEES:

- Budget Committee - Ed Barnes
- Elections Committee – Shelba Fields
- Government Affairs Committee Co-Chairs - Bob Shangraw and Don Nathan
- Consumer Affairs Committee – Joe Elam

SPECIAL PURPOSE COMMITTEES:

- The Projects Office (TPO) – John Luper
- Entertainment Committee – Lynn Manzi
- Restrictive Covenants Committee - Paul Wheat
- Hospitality Committee - Janet Ditmore
- History Society of Sun City Center - John Bowker
- North Lakes Golf Course – Ed Barnes
- Bingo Committee - Janet Love
- Fitness Center Committee - Ernie Kociban
- Decorating and Web-Site Committee Co-Chairs – Nan Baytos & Maggie Pliska
- Council of Area Presidents (CO-AP) - Howie Griffin
- Planning Committee – Jim Schwartz
- Holiday Breakfasts Co-chairs - Sam & Joanne Sudman
- FunFest – 2016 – Howie Griffin
- Monday Movies – Linda Clapp
- Golf Cart Parade – Pete Mathieu
- TV in the Atrium – Bill Hodges/Andy LeDoux

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 16 from 12 noon to 2 p.m. in the Florida Room.

President Floyd presented a plaque to outgoing Director Ernie Addison with sincere appreciation for serving on the Board of Directors from March 9, 2016 to January 4, 2017. He thanked him for stepping forward to fill a vacancy on the Board.

He also recognized the following with a Certificate of Appreciation for services rendered to the Community Association in 2016:

Joanne & Sam Sudman for the excellent job they do in running our community breakfasts for July 4th and our Holiday Walk. Joanne & Sam have done this for a number of years much to the delight of everyone that attends.

Howie Griffin for his leadership in organizing our 2016 FunFest and for his work over the past several years as Chair of the CO-AP Committee.

Ed Barnes for chairing our Budget Committee in 2015 and 2016. A lot of time and effort goes into preparing the CA Budget. Ed and his committee have done a wonderful job helping the CA manage our budget.

Paul Wheat for his many years of service to our community and his work as head of our Restrictive Covenants Committee.

Pete Mathieu for his organizing the 2016 golf cart parade and for his work heading the Golf Cart Committee.

VI. INSTALLATION OF NEWLY ELECTED DIRECTORS

President Floyd administered the Oath of Office to newly elected Directors Dave Birkett, Bob Sanchez, Bob Sullivan, Helen Lewis and Marilyn Coté-Miller.

VII. 2016 PRESIDENT'S REPORT

President Floyd's report is attached.

VIII. INTRODUCTION OF PRESIDENT FOR 2017

President Floyd then turned the gavel over to John Luper, President of the Board in 2017. President Luper honored Mr. Floyd and presented him with a plaque in sincere appreciation for his dedicated and outstanding service as a Director – May 12, 2010 to January 4, 2017; Corporate Secretary – January 5, 2011 to January 7, 2015 and President – January 7, 2015 to January 4, 2017. Community Manager Lyn Reitz presented Julia Floyd with a bouquet of flowers.

President Luper stated it was a real honor and privilege to be President. It is a huge responsibility. He learned in the past to surround himself with great people. We have a great staff of 48 employees. We have some strong new members of the Board willing to serve. We might not have all the answers but we have good people to get those answers from.

IX. GENERAL DISCUSSION BY MEMBERS

- Bill Hodges discussed the Veteran's Photo Project.
- Melanie Higgins spoke about the Audubon Club.
- Gloria Bellendir asked for more lounge chairs around the pool and brought up the subject of a new resort style pool.
- Carl Rowoldt questioned the delays in the Café. He also questioned the steps taken in the construction of a new administration building.
- Leonard Forthofer suggested that lights be added to the outside pool so people could use it in the evening.
- Wally Erickson thanked the Board for their services. Spoke about the sound system at the outdoor pool – should be upgraded.

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 7:58 p.m.



Sam Sudman
Corporate Secretary

PRESIDENT'S REPORT – JANUARY 2017 MEMBERSHIP MEETING

CA OFFICE BUILDING

A construction contractor ABI, Inc. has been selected. The BOD has made a decision on wall construction which will allow the CA to obtain the final costing. We will bring the building to a community vote most likely in either late February or early March of 2017. We will have the building costs available to the membership prior to the vote.

We will also have the office rehabilitation costs for comparison.

The CA will relocate the office to the modular buildings as soon as possible. It will most likely take place in February 2017 as utilities will take 2-3 weeks after the buildings are in place.

No funds will be borrowed for this project. There will be no impact to our member's dues. There will be no special assessments.

CAFÉ

A delay occurred, it will prevent the café from opening until about mid-January. Due to a beam with a low loading level in the roof extension, a new support beam needed to be designed and fabricated.

FUNFEST

Funfest will be held on March 18, 2017 at our Central campus. More details will be coming soon. Our Chair for this event is Bridgett Lewis. If you would like to volunteer to help Bridget – please contact her at 573-578-3138 or leave a message at the CA office

CAMPUS RESODDING

The Association is still re-sodding and campus re-plantings to further improve our community's appearance. If you see areas needing attention, please bring them to the Association's attention. Please do not park golf carts in the re-sodding or grassy areas designated no parking.

This is my last President's Membership Report to you as I am term limited and could not run again. It has been my pleasure to serve all of you in the Community Association. We have a great community and I am sure that your new board and officers will serve you well going forward in 2017.

I wish you good health and happiness for the coming year!