

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 4, 2023
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Kim Roush, Vice President
Ron Matelski, Secretary

Gary Bratt
Ron Clark
Jim Collins

Eric Porr
Roger Zieg

DIRECTORS ABSENT

Jeff Parsons

OTHERS PRESENT

Dave Birkett, Treasurer
Carrie Blaylock, Director Elect
Debbie Caneen, Director Elect
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF MINUTES

The minutes of the March 23, 2022 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

III. TREASURER'S REPORT

Treasurer Birkett reported on estimated financials as of November 30, 2022 since our financials have not been audited yet. The Operating Fund had a balance of \$1,627,074 at the end of November. The Replacement Fund balance was \$1,807,879 and the Renovation Fund had a balance of \$43,382. The Capital Fund balance was \$4,795,020 at the end of November. In December, there were 32 transfers which increased the Capital Fund balance at the end of December to \$4,880,824. Home transfers in 2022 totaled 584.

IV. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported that FunFest will be held on March 11th. The Volunteer Luncheon is scheduled for Wednesday, February 15th 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 2023.

Lupe Morales	25 years	Lew Lewis	10 years
Ken Johnson	20 years	Mark Sitar	5 years
Michael Chute	15 years	David Phillips	5 years
James Mounts	15 years		

Manager Reitz went over the process of paying the CA membership dues. She also stated the replacement of the Pickleball Courts will start on Monday, January 9th. They are still waiting for Hillsborough County permits to move the Volleyball Courts to a new location

V. LONG RANGE PLANNING COMMITTEE REPORT

Director Porr, Chair of the Long Range Planning Committee, thanked everyone for their input this past year. He introduced Adam Fritz and Darren Azdell from Outside In Architecture who gave a presentation on what is a land planner and how they are going to develop a master plan for our community.

VI. INSTALLATION OF NEWLY ELECTED DIRECTORS

Before the installation of directors, President Sullivan recognized Dave Birkett and Jeff Parsons in appreciation for their service to the Community Association.

President Sullivan administered the Oath of Office to re-elected Directors Ron Matelski and Eric Porr and elected Directors Carrie Blaylock and Debbie Caneen.

VII. PRESIDENT'S FAREWELL REPORT

President Sullivan thanked the following 2022 Committee Chairs:

STANDING COMMITTEES:

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

SPECIAL PURPOSE COMMITTEES:

- Restrictive Covenants Committee - Paul Wheat
- Long Range Planning Committee – Eric Porr
- Hospitality Committee – Information Center - Janet Ditmore
- Hospitality Committee – Hi Neighbor – Janet Ditmore
- History Society of Sun City Center – Susan Muisse
- Bingo Committee – Karen Marmon
- Fitness Center Committee -George McGuire
- Decorating and Web-Site Committee Co-Chairs – Renee Bray & Joanne Baskinger
- Council of HOA Presidents (CO-AP) – Bob Sullivan
- FunFest – Kim Roush
- Monday Movies – Linda Clapp
- Golf Cart Parade – Jim Collins
- TV in the Atrium – Bill Hodges
- 60th Anniversary Committee – Ron Matelski

He also thanked all the volunteers on the Entertainment Committee under the direction of Renee Bray and Tiffany Rivers and to all the volunteers in the Library under the direction of Joanne Gilray, Librarian.

He thanked the members of the Emergency Squad, the Radio Club, Security Patrol, Samaritan Services as well as our Community Resource Officer, Deputy Jeff Merry. He personally thanked the office staff and Lyn Reitz for all the support they have given the Board in 2022.

President Sullivan thanked all the members of the Board of Directors in 2022: – Kim Roush, Vice President; Ron Matelski, Corporate Secretary; Gary Bratt, Ron Clark, Jim Collins, Jeff Parsons, Eric Porr and Roger Zieg. He also thanked Dave Birkett who served as Treasurer in 2022.

He then introduced the officers for 2023: Ron Clark, President; Jim Collins, Vice President; Debbie Caneen, Corporate Secretary; and Roger Zieg, Treasurer.

VIII. INTRODUCTION OF PRESIDENT FOR 2023

President Clark thanked Bob Sullivan, on behalf of the members of the Community Association, for his long years of service to the community. He spent six years as a member of the Board of Directors and 2 ½ years as President. He had a lot of accomplishments during his six years but I think his greatest accomplishment was his leadership during the Covid pandemic to keep us safe. He even arranged for the State of Florida to issue vaccines here on our campus. He then presented him, with a clock in recognition of his service. President Clark then presented his report which is attached.

IX. GENERAL DISCUSSION BY MEMBERS

The following members addressed the Board:

Ciro Capano
Brenda Perkins
Mary Ann Strader
Ursula Joyal
Ryan Scott
Jim McGuire
Rebecca Aimone
Leo Hanifin
Joe Brundige
Ronald Tarr
Vern Hendricks
Skip Jackson

Their comments can be viewed at <https://www.youtube.com/watch?v=NIE6pts2RfE>

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 4:30 p.m.



Debbie Caneen
Corporate Secretary

DC:cd

President's Remarks

Happy New Year everyone!

I would like to thank my fellow Board members for electing me to be your new President. I am honored and humbled by their decision and look forward to the Board working with the CA membership, Community Manager Lyn Reitz, Executive Secretary Carol Donner, and the CA staff to continue our progress on making this a great community to live in.

Congratulations are in order for the other new 2023 officers: Jim Collins (Vice President), Roger Zieg (Treasurer), Debbie Caneen (Corporate Secretary) as well as newly elected Carrie Blaylock and reelected Eric Porr and Ron Matelski. I also look forward to continue working with Directors Kim Roush and Gary Bratt. This is an excellent team willing to serve the Community.

We have over 50 CA employees who are led by Community Manager Lyn Reitz. Some are here today. Please join me in thanking all of them for their dedication to maintain our facilities so that we as members can enjoy them.

There has not yet been a meeting of the new 2023 Board. So I won't presume to say what actions the Board will take in 2023. However, with any new Board or administration, there should be changes as you can't improve if you keep doing everything the same way. So, let's have a conversation about some key topics.

We live in a great 501(C)3 community that is in a sound financial position and debt free. It is important that we keep it that way. This is a testament to those who have served the CA before us and I salute them.

The New Year also offers the opportunity for significant asset improvement given our strong Capital Fund position and the progress the Long Range Planning Committee, led by Chair Director Porr and Vice Chair Director Roush, has made on identifying facility improvements that members need and want. Continued member input through surveys and focus group sessions will be crucial moving forward towards a community approved master plan solution.

As always, there will be challenges for the community to work on. On the horizon is the proposed Club Link development plan with the potential for increased traffic and loss of open space and viewsheds. We will deal with this issue as a community if and when it occurs.

I would like to discuss three more topics.....Transparency, Clubs, and Volunteerism.

Regarding Transparency.....In the early days our area of SCC was organized under two Associations. However, our current CA was Incorporated in October 1986 as a non-profit private corporation per Florida statute 617. As a private corporation not covered by Florida

Sunshine laws, the CA Board can have closed door meetings but any binding vote shall be in an open meeting per our Bylaw II Section 5. However, just because we can have closed door meetings, doesn't mean we have to have closed door meetings. The Board will continue to have an open meeting on the 2nd Wednesday of the month and an open Workshop meeting prior to that, but the seating arrangement will be different so there can be more Board discussion. So, what else will change?

- Minutes will be taken at the Workshop and posted on the website after approval by the Board.
- The Board has a long history of having closed door Briefing meetings every Monday morning in the Board Room. In lieu of those Briefings, the Board will have a Supplemental open meeting in the Board Room the 3rd or 4th Wednesday morning of the month. Minutes will be taken and posted on the website. The first Supplemental Meetings will be held at 9AM on January 18th and February 22nd and you are all welcome to attend. If needed, we will have a closed door meeting after the Supplemental to discuss items such as negotiations, employee issues, etc., that are routinely addressed in an Executive Session in all organizations because of the sensitive nature of certain issues.

Let's discuss Clubs.....they are the Crown jewel of SCC as they attract new members to our community and bring enjoyment to so many of us. I suspect the Board will want to review how the Board can better support the Clubs and increase your enjoyment while reducing the bureaucracy. So, the following will happen:

- At the January 11th Board Meeting, the Board will review the list of documents the Clubs have been requested in recent years to submit annually by February 28th. That list is longer than what is required per our Club Policy. So, the Board needs to sort out what is needed and why.
- There is a Club Leaders Meeting at 10AM on Tuesday January 17th. On the agenda will be the opportunity for Club Presidents (or their Representative) to provide input as to what additional support they would like from the CA Board. So, all you Club members, please provide your thoughts to your Club President.

Finally, let's discuss Volunteerism. Article II from our Incorporation document discusses the "maximum use of Volunteer, uncompensated services from the residents" to serve our community. First, let me say that I know that I'm preaching to the choir about Volunteerism because so many of you in the audience or at home watching on Zoom already volunteer for the CA, or your Club, the Security Patrol, the Emergency Squad, your Church, and the list goes on and on. However, I also know that if you want to get something done, you ask a busy person for help as they know how to get things done. So, we are asking for your help to consider volunteering for certain committees where additional members are needed. This

community has members with a wealth of experience. I think we have some untapped skill sets to could be very useful. Let's look at the handout that was available at the front when you walked in.

(Handout discussion)

In summary, Sun City Center is a great senior community with outstanding CA facilities and wonderful members. Let's work together to resolve issues, to make improvements, and to have fun!