

APPROVED

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, JANUARY 5, 2022
3:00 P.M. – COMMUNITY HALL**

DIRECTORS PRESENT

Bob Sullivan, President
Dave Birkett, Treasurer
Ron Matelski, Secretary

Ken Bauer
Gary Bratt
Eric Porr

Kim Roush
Larry Smith

DIRECTORS ABSENT

Doug Seipelt, Vice President

OTHERS PRESENT

Ron Clark, Director Elect
Jim Collins, Director Elect
Roger Zieg, 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 3:05 p.m. The membership joined President Sullivan in the Pledge of Allegiance. A quorum was established with 336 members present.

II. APPROVAL OF MINUTES

The minutes of the January 2, 2020, April 28, 2020 and July 20, 2021 Membership Meetings were distributed to the membership. A motion was made by Ed Barnes to accept the minutes as presented. SECOND: Kim Roush. VOTE: Unanimous by voice vote of the members present. Motion approved.

III. PRESIDENT'S REPORT

President Sullivan spoke about the recent closings of all facilities on Christmas Day, New Year's Day, 1 p.m. on Christmas Eve and 1 p.m. on New Year's Eve. This policy went into effect in 1997 to give our maintenance employees a day off. Since this was in policy, we had to follow that rule. The Board is always able to change policy and the new Board will be discussing this.

The golf cart path to Walmart will be closed for a few days because of construction of 2 new buildings. We'll put out a blast when this occurs.

He thanked the following committee chairs from 2021:

STANDING COMMITTEES:

- Budget Committee - Ed Barnes
- Elections Committee – Erma Faron
- Government Affairs Committee –
- Consumer Affairs Committee – Kim Roush
- Internal Audit Committee – Dave Birkett

SPECIAL PURPOSE COMMITTEES:

- Restrictive Covenants Committee - Paul Wheat
 - Long Range Planning Committee – Doug Seipelt
 - Hospitality Committee - Janet Ditmore
 - History Society of Sun City Center – Susan Muise
 - Bingo Committee – Co-chairs, Karen Marmon and Robin LeMaster
 - Fitness Center Committee - Ernie Kociban (who passed away)
 - Decorating Committee – Renee Bray and Joanne Baskinger
 - 60th Anniversary Committee – Ron Matelski
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- FallFest – Kim Roush
 - Monday Movies – Linda Clapp
 - Golf Cart Parade – Larry Smith
 - TV in the Atrium – Bill Hodges

He also stated his appreciation for all the volunteers we have in this community.

Since Vice President Seipelt was not present, President Sullivan read the plaque to be given to him. “Presented to Doug Seipelt with sincere appreciation for his dedication and exemplary service as Director January 3, 2018 to January 6, 2021 and Vice President January 6, 2021 to January 5, 2022. A plaque was also given to Treasurer Dave Birkett for his dedication and exemplary service as Director January 4, 2017 to January 2, 2019 and Treasurer from January 2, 2019 to January 5, 2022. Director Larry Smith was also given a plaque for his dedication and exemplary service on the Board of Directors January 2, 2019 to January 5, 2022.

At a recent election of officers for 2022, Dave Birkett, although not a director, has been appointed Treasurer but he will not have a vote.

IV. TREASURER’S REPORT

Treasurer Birkett reported on estimated financials as of December 31, 2021 since they have not been audited yet. The Operating Fund had a balance of \$2,661,772. The Replacement Fund balance was \$1,860,129 and the Renovation Fund had a balance of \$43,377. The Capital Fund had a balance of \$3,629,660. There were 50 home transfers in December. The total units sold in 2021 were 611 compared to 506 last year and 505 the year before. Through January 5th, we have 42 homes sold so far. Our budget this year calls for 45 homes and we are averaging more than that.

V. COMMUNITY MANAGER’S REPORT

Community Manager advised that there would not be a March FunFest this year. There will be a Hi Neighbor on November 3rd and they will go back to FunFest on March 11, 2023 which is the second Saturday in March. She also reported that the next Shredding Day is scheduled for Wednesday, January 26th 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.

Manager Reitz thanked all of the CA staff for what they do throughout the year. It has been another difficult year and the entire staff has done the best job they could under tough circumstances.

She recognized some milestones of dedicated service reached by some of the staff: Claudia Hinson – Office – 10 years; Bill Cain – Maintenance – 5 years; and Tony Fronterotta – Fitness Center – 5 years.

V. INSTALLATION OF NEWLY ELECTED DIRECTORS AND TRESURER

President Sullivan administered the Oath of Office to newly elected Directors Ron Clark, Jim Collins, and Roger Zieg. He also administered the Oath of Office for Treasurer Dave Birkett. Mr. Birkett is not a voting director on the Board.

VI. GENERAL DISCUSSION BY MEMBERS

Geraldine Ready, Treasurer of Sun City Center Bingo gave a report to the members on donations by Bingo (copy attached).

The following subjects were brought up by the members:

- Kings Point Gold Card
- Concerned about flag "Let's Go Brandon" being flown with the US flag in our community
- Web site could be better
- Insurance
- Move Board table to the stage instead of on the floor
- Having an ad hoc committee to do RFP to solicit bids for management company
- Not happy with facilities being locked down on certain holidays.
- When will Board be voting on holiday closures?
- Board was asked to review issue on membership in dance clubs limited to CA members and Kings Point members with Gold Card only
- Clarification on how the Capital Fund Fee is handled on the purchase of another house.
- Making sure 3 bids are received on all major projects
- Condition of the roads in Sun City Center. Should barrage the County Commissioners with emails about the condition of our roads. Email to hillsboroughcounty.org.
- Problem with heaters in the pool not working and music in the pool being turned off
- Cost of getting final figure on the 2-story building and cost to bring Rollins Theater up to code.
- Intentions of new Chairman of Long-Range Planning Committee – take into account trends to come like Pickleball
- Voting electronically
- Lid for CA trash – asked for one with lid for food items
- Concerned about lack of voters in a community of 11,478 people
- Vern Hendricks discussed our community radio station – Sun Radio WSCQ – 96.3

These comments can be viewed at <https://vimeo.com/663039234>.

VII. ADJOURNMENT

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



Ron Matelski
Corporate Secretary

RM:cd