

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, JULY 10, 2019**  
**ROLLINS THEATER**

**APPROVED**

**DIRECTORS PRESENT**

Sam Sudman, President  
Helen Lewis, Vice President  
Dave Birkett, Secretary/Treasurer

Joe Elam  
Jerry Gibson  
Doug Seipelt

Bob Sullivan  
Larry Smith

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
26 Members

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

President Sudman called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 8 Directors present.

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on June 12, 2019 were approved as submitted.

**III. ACCEPT RESIGNATION OF DIRECTOR**

President Sudman, on behalf of the Board, accepted the resignation of Marilyn Coté-Miller for personal reasons effective June 27, 2019.

**IV. SECRETARY'S REPORT**

Acknowledgements – Secretary/Treasurer Birkett reported that Monday Movies had donated \$266 to offset license fees. The Lapidary Club donated \$300 and the Woman's Club donated \$92 toward 2019 FunFest expenses.

Certification of Election of Corporate Secretary – Secretary Birkett stated that President Sudman had certified the result of the election of Corporate Secretary which took place on July 1, 2019 where he was elected Corporate Secretary. A copy of the President's Certification is attached.

**V. PRESIDENT'S REPORT**

President Sudman did not present a President's Report at this meeting. He did, however, give a special thanks to Floyd and Brenda Curvin who chaired the very successful July 4<sup>th</sup> breakfast.

**VI. TREASURER'S REPORT**

Secretary/Treasurer Birkett reported on estimated financials as of June 30, 2019. The Operating Fund had a balance of \$2,831,978. The Capital Fund balance was \$1,231,332. There were 40 transfers of homes in June. The Replacement Fund balance was \$1,653,304 and the Renovation Fund had a balance of \$42,277. Treasurer Birkett stated that we were averaging about 43 home transfers a month.

## VII. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

## VIII. STANDING COMMITTEE REPORTS (None)

## IX. SPECIAL PURPOSE COMMITTEE REPORTS (None)

## X. NEW BUSINESS

- 1) Approve contract for concrete edging on Lawn Bowling courts #2 and #3  
Secretary/Treasurer Birkett **MOVED** that the Board approve a contract with Reflection Homes in the amount of \$21,520/each to continue with Lawn Bowling Greens #2 and #3 with concrete curbing. This will be expensed from Replacement/Reserve Account #76205-000-4. **SECOND:** Director Elam. **VOTE:** Unanimous in favor by voice vote. Motion carried
- 2) Approve re-paving the entrance to our Central Campus  
Secretary/Treasurer Birkett **MOVED** that the Board approve a contract with All-Phase Paving in the amount of \$18,000 to re-pave the entrance to our Central Campus off of Cherry Hills Drive near the Maintenance building. This will be expensed from Replacement/Reserve Account #76900-000-4. **SECOND:** Vice President Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried
- 3) Approve replacement of atrium roof  
Secretary/Treasurer Birkett **MOVED** that the Board approve a contract with American Roofing in the amount of \$204,621 to replace the atrium roof. This will be expensed from Replacement/Reserve Account #769060-000-4. **SECOND:** Vice President Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried

## XI. ADJOURNMENT

Vice President Lewis **MOVED** the meeting be adjourned. **SECOND:** Director Sullivan. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:23 a.m.

## AUDIENCE PARTICIPATION

The following members addressed the Board: Susan Nasrani, Mary Skinkle, Ron Tarr, Misty Taylor, Diane Loeffler, Cheryl Didday, and Bob Lochte, Their comments can be viewed at <https://vimeo.com/341819236>



Dave Birkett  
Corporate Secretary/Treasurer

DB:cd  
Attachments (2)



**Sun City Center Community Association, Inc.**

**PRESIDENT'S CERTIFICATION  
ELECTION OF CORPORATE SECRETARY**

I, Sam Sudman, as President of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected President of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors was held to elect a new Corporate Secretary due to the resignation of Director/Corporate Secretary Marilyn Coté-Miller effective June 27, 2019. In addition to his duties as Treasurer, Director David Birkett was elected Corporate Secretary for the term of office from July 1, 2019 thru January 2, 2020.

IN WITNESS WHEREOF, I have affixed my name as President and caused the corporate seal of said corporation to hereunto be affixed this 1<sup>st</sup>. day of July, 2019.

A handwritten signature in blue ink, appearing to read 'Sudman', with a stylized flourish at the end.

Sam Sudman  
President

# **Sun City Center Community Association**

## **Board of Director's Meeting**

**July 10, 2019 from Lyn Reitz, Community Manager**

**July 4<sup>th</sup> Pool Event and Breakfast** --- Both events went great. It was a wonderful time had by all. If you missed the event, please join us next year as we will do it again. With that said, we are looking for a Breakfast Committee Chair or Co-Chairs for next year as Floyd and Brenda Curvin are ending their service to this committee. We thank them for their time given.

**Holiday Golf Cart Parade** --- Stay tuned for more information on theme and prizes. The Committee's first meeting is this afternoon to discuss these topics.

**2020 Budget** --- We are starting the 2020 Budget process. If your club has asked for help with operational funds it will not be until the end of the year when the Members vote on the Budget before we will know if they have been approved. Notice will be sent either way after the vote is taken.

**Projects Over the Summer** --- We will be doing some roofing, asphalt and landscaping projects over the summer. Just a reminder if an area is roped and/or coned off, please stay out of that area for your safety.

**Resident Count** --- As of June 30<sup>th</sup>, total residents were 11,463 and total membership dues were 11,522. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.