

MINUTES
BOARD WORKSHOP
MONDAY, JULY 10, 2023
9 AM. - ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

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

Gary Bratt
Ron Matelski

DIRECTORS ABSENT:

Carrie Blaylock
Eric Porr
Kim Roush

OTHERS PRESENT:

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
15 Members and 11 on Zoom

The following New Business items were discussed before putting on final agenda for the July 12, 2023 Board Meeting:

Before the workshop started, Vice President Collins recommended that people should attend a free stretch class on July 12th from 11 a.m. to 12 p.m. This is being sponsored by the Fitness Committee.

Vice President Collins stated that George McGuire decided to discontinue as Chair of the Fitness Committee and he is going to ask the Board to approve Michael Reed as the new Chair and this will be on the July 12th agenda.

Vice President Collins would like the Board to approve a change to Policy 5.01.D Club Obligations. The proposed revision would allow a Club to request a public hearing with the Board before their use of Club facilities is terminated. This will be on the July 12th agenda.

Secretary Caneen discussed a naming rights policy that she and the Grants Committee have been working on to allow naming rights for our clubs/buildings for large donations made to the Sun City Center Community Association's Future Facilities Fund. This has been approved by our attorney. She noted that the term Master Plan would be eliminated because the Future Facilities Fund will carry on after the Master Plan has been completed. The corrected copy will be available to the Board at the July 12th Board Meeting. Vice President Collins thought that this agreement should be included under Board Policy. Treasurer Zieg wanted the agreement to reflect names of clubs/buildings and their insured value.

Secretary Caneen has been working with Nibble Hut to place 5 vending machines on our property. They have agreed to giving the CA a 15% commission on all sales. This will be on the July 12th agenda.

In Director Blaylock's absence, President Clark stated she wanted the Board to approve a new club – the Parlor Games Club. Director Bratt, when reviewing their bylaws, saw they stated "Dues to be determined by the club's executive committee". At this time, they do not plan on charging dues. He made a suggestion that in case future Board members didn't know the

history, that the following wording should be added to their bylaws: "If voted by the membership for collection of dues, a club bank account be opened". Treasurer Zieg questioned where the club would meet and if we have room for them. Manager Reitz stated that Lew Lewis will work with them to give them a room wherever we can. This will be on the July 12th agenda.

The last item to be discussed was for phase 1 (A&B) Civil Engineering. Manager Reitz mentioned that the last piece of the puzzle that they need for the Master Plan is Civil Engineering. We received 3 bids which were very close to each other. Bohler was a little less expensive because the Board previously approved Bohler for their survey company and since they were already going to be here on site, we could save a little money with their contract. The bids were \$73,140, \$75,000 and Bohler at \$68,850. This will be on the July 12th agenda.

The meeting was adjourned at 9:35 a.m.



Carol Donner
Recording Secretary