

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 10, 2024
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

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

Carrie Blaylock
Nancy McCall
Julie Porto
Geri Roberts

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeffery Merry
32 Members and 16 via Zoom.

DIRECTOR ABSENT

Tony Rickert

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark 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 MINUTES

Director Porto **MOVED** the minutes of the June 12, 2024 Board of Directors Meeting, the minutes of the June 27, 2024 Supplemental Board Meeting, and the minutes of the July 1, 2024 Board of Directors Workshop be approved as submitted. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen reported that the CA had received \$250.00 from Sunshine Senior Movers, LLC as a donation to the Future Facilities Reserve Fund, \$100,000.00 from the George and Mimi Frank Foundation and \$25,000.00 from the Community Foundation of Tampa Bay both as donations to the SCCCA Forever Fund and \$300.00 from the Metaphysical Society as a donation to the Future Facilities Reserve Fund.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of June 30, 2024. The Operating Fund had a balance of \$2,553,391 at the end of June. The Capital Fund balance was \$6,151,689. The Replacement Fund balance was \$2,007,011 and the Renovation Fund had a balance of \$45,600. There were 46 house transfers in June for a net of 45 homes for which \$135,000 was put in the Capital Fund. Treasurer

Zieg then that stated the CA had four \$250,000 CDs mature in May of 2024 and received \$49,500 in interest added to the Capital Fund. The CA also had a \$250,000 CD mature in May that resulted in \$12,625 in interest for the Replacement Fund. The funds were reinvested in five new Capital Fund CDs and one new Replacement Fund CD. All new CDs were purchased at rates between 4.9 and 5.3 percent and will mature in mid to late 2025. In our Operations Fund we had one CD mature on July 6th and the CA received \$10,169 in interest. For this month we have received 20 house transfers as of July 9, 2024, and the average house transfers for 2024 is now 37 a month.

President Clark went on to say that the Board of Directors chose, in 2022, to invest some funds CDs. The Board then went on to invest substantially more CA Funds in CDs in 2023. With that, interest we receive from the maturing CDs, helps to keep the annual dues down per individual. It was also stated that the Board was wise in making these CD investments to help lower the dues to CA members.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Director McCall stated the Fundraising Committee is meeting on Friday (July 12) and the committee meets monthly. There are now 13 events planned, 3 of which are in 2024 and those events are the events the committee is concentrating on. The 3 events are as follows:

1. Halloween Extravaganza by the pool featuring a rubber duck race
2. Trivia Night hosted by the Historical Society on November 1st
3. Holiday Who Done It on December 19th

IX. NEW BUSINESS

- 1) Approval of VI. Facilities Policy 6.01 A 5 n regarding guest passes for outside entertainment (Vice President Collins)

Vice President Collins **MOVED** that the Board approve policy to be stated in VI. Facilities Policy 6.01 A 5 n as follows: Clubs organized to provide free music to CA members on CA property are required to have a guest pass at no fee for a non-CA fill-in musician, and one spouse or a significant other, with a maximum of two fill-in musicians per event. Free guest passes to be obtained prior to the event with the approval of the CLD or Community Manager. The free guest pass holder cannot use any other CA facilities other than the performance venue. Annual review and approval of this process by the CLD will be required.

SECOND: Treasurer Zieg **VOTE:** Unanimous in favor via voice vote. Motion carried.

- 2) Approval of the addition of the verbiage for the \$50.00 fee to vendors under both V. Clubs Policy 5.01 B 11 and VI. Facilities Policy 6.01 A 5 b (CLD Blaylock)

CLD Blaylock **MOVED** that the Board approve to establish documenting the policy for the \$50.00 fee to vendors under both V. Clubs and Organizations Policy 5.01 B 11 and VI. Facilities Policy 6.01 A 5 b as follows: A CA-affiliated club or CA sponsored event may offer space to outside vendors so that they can provide goods and services of benefit to CA members. Such vendors shall pay a fee of \$50.00 as a rental fee to the CA prior to the event and before sales

can commence, each occurrence will be charged the fee. The CA Board shall review and approve the fee as needed.

SECOND: Director Porto **VOTE:** Unanimous in favor via voice vote. Motion carried.

3) Approval of the Bingo Committee policy under IV. Committees Special Committees – Bingo 4.02 I 5, 6, 7 (Vice President Collins)

Vice President Collins **MOVED** that the Board amend the Bingo Committee policy under IV. Committees Special Committees – Bingo 4.02 I and add paragraphs 5, 6, 7 as follows:

5. The Bingo Committee shall turn in all proceeds with a tally accounting sheet of each Monday night bingo game event with a minimum of \$20.00 deposit weekly to the CA accountant to be kept in a deferred account for ongoing bingo expenses.
6. The Bingo Committee shall turn in all fundraising proceeds with a tally sheet of each weekly receipts (50/50 raffle retention, snack sales, donations, etc.) to the CA accountant to be kept in a deferred account for the committee's nursing home Christmas gift giving event.
7. The Bingo Committee will turn in check request forms with receipts for all reimbursements.

SECOND: Director Porto. A brief discussion ensued with the Board with Vice President Collins expressing support for the motion.

Treasurer Zieg then **MOVED** to table the discussion, **SECOND:** CLD Blaylock

All discussion about the original motion was halted per Sturgis Parliamentary Procedures. President Clark called for a Roll Call Vote from the Board on the motion to Table. The following votes were made in the Roll Call Vote:

Director Blaylock	Yes	
Director Caneen	Yes	
Director Collins		No
Director McCall	Yes	
Director Porto		No
Director Roberts	Yes	
Director Zieg	Yes	
President Clark		No


The motion to table the discussion was passed with a 5 to 3 vote. President Clark stated that Bingo Committee Policy would be put on the July 25th Supplemental Meeting Agenda.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Porto **MOVED** the meeting be adjourned. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:31 a.m.

Debbie Caneen, Secretary



/Am

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Elysa Hendricks

Mark Erickson

Debra Keezer

Sue Follansbee

Karen Marmon

Marlene McGrath-Otis

Kay Heims

Peg Covert

Kerry Lawson

President's Report – July 10, 2024 Board Meeting

What makes an effective and successful Board?

Per Bylaw II Section 2 “The Board shall have full power and authority to manage the affairs of the Association, subject to the Articles of Incorporation, and these Bylaws and any amendments thereto.”

How does an effective Board use that power and authority? In my opinion it should be used judiciously and with care. One key approach is to treat members, clubs, and committees as responsible adults capable of making appropriate decisions and actions until proven otherwise. The Board does not have all the good ideas or programs. It's easy to say No because something has never been done before or perhaps created in a manner not to our choosing. An effective Board does not get trapped by its paradigm of the past. The membership elects Directors to use their judgement to treat all members fairly and also to understand that policies can be modified to recognize unique situations to be solved creatively. An effective Board looks for ways to increase the memberships' quality of life and to increase the fun factor by trying new things that are allowed within our Articles & Bylaws. There should be no concern as to who thought up a program or the mechanics of its creation. What matters is “Is it a good idea”? Does it benefit our community and our purpose?

An effective Board focuses on high level tasks such as strategy, finances, policy, major campus improvement, key concerns of members.....and lets our staff get into the weeds of implementation.

I'm confident that the 2024 Board will be known to be as effective as the 2023 Board regarding making policy changes that allow Clubs & Committees to provide more fun to members while displaying their individual creativity and uniqueness.

Sun City Center Community Association

Board of Director's Meeting

July 10 2024 from Lyn Reitz, Community Manager

Summer Bandstand Concert --- There will be a summer bandstand concert on July 24th from 6pm to 7:30pm. There will be food and beverages from CC's Grill available for purchase.

Summer Pool Party --- There will be a summer pool party on August 10th from 1pm to 4pm. There will be food and beverages from CC's Grill available for purchase. Music at the pool and fun games.

On Going Projects --- We are still working on numerous projects throughout both south and central campus and will continue for the next couple of months. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for any inconvenience and thank you for your cooperation.

Email Blast Distribution List --- As a reminder, if you would like to get the What's New CA Email Blasts, please stop by the office and fill out a request form or send an email requesting to be added to sccboard@suncitycenter.org. It is a great way to stay on top of CA information.

Resident Count --- As of June 30th total residents were 11,365 and total membership dues were 11,431. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

ROLL CALL VOTE

	YES (Aye)	NO (Nay)
Director Blaylock	<u>✓</u>	<u></u>
Director Caneen	<u>✓</u>	<u></u>
Director Collins	<u></u>	<u>✓</u>
Director McCall	<u>✓</u>	<u></u>
Director Porto	<u></u>	<u>✓</u>
Director Rickert	<u></u>	<u></u>
Director Roberts	<u>✓</u>	<u></u>
Director Zieg	<u>✓</u>	<u></u>
Total	<u>5</u>	<u>2</u>
 President Clark	<u></u>	<u>✓</u>
Total	<u>5</u>	<u>3</u>