

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 12, 2017
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

John Luper, President
Joe Elam, Vice President
Jim Schwartz, Treasurer

Helen Lewis
Marilyn Coté-Miller

Bob Sanchez
Bob Sullivan

DIRECTORS ABSENT

Dave Birkett
Jerry Gibson

OTHERS PRESENT

Sam Sudman, Corporate Secretary
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
Jonathan Moore, InVision Advisors
Victor Huggins, Hardeman Kempton & Associates
31 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Luper called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 7 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on June 14, 2017 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Sudman reported that the Dog Owners Group contributed \$2,000 for their share of annual maintenance costs at the Dog Park. Monday Movies donated \$325 toward licensing fees. The Lawn Bowling Club paid \$1,540 for aeration of the lawn bowling greens.

Secretary Sudman announced that HART is proposing to discontinue the 53LX bus service to Brandon for Sun City Center effective October, 2017 due to low usage. There will be a public hearing with HART on Tuesday July 18th at 1:00 p.m. in the Banquet Room at the North Club House.

Vice President Elam was proud to announce that Sam Sudman was nominated for and will receive the Outstanding Volunteer Leadership award at this year's Hillsborough County Neighborhood Conference on July 15, 2017.

IV. PRESIDENT'S REPORT

President Luper stated that our success as a community is based on volunteerism that this community was founded on. Sam is one of the shining stars that year after year devotes a lot of time, all in a positive note, and it's nice to see he is being honored this week.

He acknowledged Linda Oddo, Bob and Pat Sullivan who chaired our July 4th breakfast which served 1,300 people. It was a huge success thanks to their efforts. He also acknowledged Lyn Reitz, our Community Manager, and her staff who did an outstanding job with the breakfast and the festivities that were held at the pool in the afternoon.

President Luper announced that on July 25th at 9 am in the Florida Room morning, there will be an introductory meeting to determine the degree of interest in forming an Arts Council within Sun City Center.

V. TREASURER'S REPORT

Treasurer Schwartz reported on financials as of June 30, 2017. The Operating Fund had a cash balance of \$2,618,868. The Capital Fund balance was \$1,078,171. There were 71 re-sale home transfers and 9 Verona homes closed in June which netted \$121,114.38 to the Capital Fund. The Replacement Fund balance was \$1,268,101 and the Renovation Fund had a balance of \$16,717.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

1) July 4th Breakfast:

Director Sullivan thanked all 144 volunteers who made the July 4th breakfast what it was. He reported that the transition from Sam and Joanne Sudman, who had handled the breakfast for years, went flawlessly. He thanked them for all the support they gave them. If anyone is interested in volunteering for the holiday breakfast in December, please contact him.

2) Communications:

Director Coté-Miller reported on issues raised at the June 14, 2017 Board Meeting.

- John Bowker asked about having a celebration once Minto leaves. It will be the first time in 56 years that we do not have a developer. *The Board is considering this; perhaps a theme at FunFest.*
- Kris Dierks, Diane Lea and Carol Anderson spoke about having small pool toys during the Children's hours and asked where pool noodles have gone. *Noodles were for club use only. They tend to disappear when let out. Small toys will be allowed.*
- Deborah Wilson and Cricket Fraser mentioned we had too many pool rules. *Jim Schwartz and I plan to meet at the pool at 11 am this morning to talk to people around the pool and the pool attendant as well. We'll then report to the Board to see if any improvements or changes can be made.*
- Deborah Wilson asked if there will be any financial difficulty for the CA with Minto leaving. *There will be no financial problems.*
- Janet Ditmore asked about the crepe myrtles in the medians that are leaning and need to be staked. *They were straightened out but didn't need to be staked.*
- Cricket Fraser mentioned that the area near the walk-up café in the pool area is uneven and doubts that tables could be put there. *Lyn and the staff are checking into that.*

- Janet Ditmore asked who was responsible for the Cypress trees along Rickenbacker Drive. *It is on the County's right of way and they won't be doing anything about it. The Beautification Corporation has been looking into it.*
- Marshia Hull asked about audible lightning system at the pool. *There are no plans at this time. The pool attendants do a very good job of notifying people in the pool. If you do hear thunder, you should exit the pool.*
- Joe Togger asked if replacing the sanitary lift station would result in a change order. *It will be discussed by the Board.*

IX. OWNER'S REPRESENTATIVE REPORT

Jonathan Moore of InVision Advisors introduced Victor Huggins who is our civil engineer on the new CA building. The project is right on schedule, the slab was poured and he complimented the Project Superintendent on the job.

Mr. Moore showed the audience the Fox Block material that is being used on the outside walls. It has Styrofoam on both sides and it is filled with concrete in the middle. It doubles insulation and wind strength and is very energy efficient. They are still evaluating the lift station.

X. NEW BUSINESS (None)

XI. ADJOURNMENT

Director Coté-Miller **MOVED** the meeting be adjourned. **SECOND:** Director Sullivan.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:14 a.m.

AUDIENCE PARTICIPATION

After the meeting, the following members addressed the Board: Mary Laipple, Doug Printz, Janet Ditmore, Marshia Hall, Cricket Fraser, Wendell Spencer and Larry Smith. Their comments can be viewed on www.suncitycenter.org under Association/ Meeting Videos.



Sam Sudman, Corporate Secretary
 MSS:cd
 Attachment

Sun City Center Community Association
Board of Director's Meeting
July 12, 2017 from Lyn Reitz, Community Manager

Café --- Our Café Operator has been open now for several weeks and enjoying it. We are hearing nothing but great things about the café and hope everyone has a chance to stop in and enjoy the food and beverages.

CA Office Building --- The foundation work is in process and they will be starting the wall components soon. Our Owners Rep. will be filling us in on more a little later in the meeting.

Community Hall Closing --- The Community Hall Building will be closed August 22nd through September 3rd for floor refinishing.

Fourth of July Breakfast and Pool Event --- The events went wonderfully and everyone had a great time. The Breakfast Committee served 1300 breakfasts and later in the day we gave out over 200 cups of ice cream in 45 minutes at the pool.

Golf Cart Parade --- We have started the planning stage of the Golf Cart Parade. The parade date is Saturday, December 9th at 10am. More information will be released as we progress with the Committee meetings.

Holiday Walk and Breakfast --- The Committee is in the planning process for the Breakfast which is Saturday, December 2nd in the Florida Room. The Clubs will also be open for your shopping pleasure.

Resident Count --- As of June 30th, total residents were 11,158 and total membership dues were 11,519. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.