

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 14, 2021
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

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

Ken Bauer
Gary Bratt
Kim Roush

Eric Porr (arrived 5 minutes late)
Doug Seipelt
Larry Smith

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
14 Members in person and 21 via Zoom

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

II. APPROVAL OF MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on June 9, 2021 were approved as submitted.

III. SECRETARY'S REPORT

- Acknowledgements – Secretary Matelski stated there were no acknowledgements since the last Board Meeting.
- Action without a Meeting – Secretary Matelski announced that an Action without a Meeting was signed by the Board of Directors on June 14, 2021 to suspend House of Cards, How to Fix It Club, International Forum, Mixed Gender Poker, Poker #44 and the Trumpettes due to their non-compliance with CA club rules. (Copy Attached) *Director Smith announced that the issues with these clubs had been resolved.*

IV. PRESIDENT'S REPORT

President Sullivan stated again how social media is rampant. He wishes all those people would come to our meetings so they could get the correct information. Incorrect facts foster a lot of ill will about the community. He also reminded everyone about the July 20 membership meeting where a vote on amendments to the bylaws would be held.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$3,004,875 at the end of June. The Replacement Fund balance was \$2,068,214 and the Renovation Fund had a balance of \$43,121. The Capital Fund balance was \$2,904,303. There were 55 home transfers in the month of June which added \$115,500 to the Fund. As of this morning, we already have 33 transfers in July. The real estate market is still very strong.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

IX. NEW BUSINESS

- 1) Approve new Co-Chairs of the Decorating Committee
Director Roush **MOVED** that the Board approve Renee Bray and Joanne Baskinger as Co-chairs of the Decorating Committee for 2021. **SECOND:** Director Smith.
VOTE: Unanimous in favor by voice vote. Motion carried.
- 2) Approve contract to re-marcite the outdoor pool
Treasurer Birkett that the Board approve a contract with Advanced Pool in the amount of \$36,300 to re-marcite the outdoor pool, all new gutter assemblies and re-marcite tank/filter pits. This will be expensed from Replacement/Reserve Account #76500-000-4. **SECOND:** Secretary Matelski. **VOTE:** 8 – 1. In favor: Directors Bauer, Birkett, Matelski, Porr, Roush, Seipelt, Smith and Sullivan. Opposed: Director Bratt. Motion carried.
- 3) Approve members of the Elections Committee
Vice President Seipelt **MOVED** that the Board approve the following to be members of the Elections Committee for 2021 as submitted by Co-Chairs Erma Faron and Debi Tourangeau:

JUDGES:

Rachel Bancroft
Lori Collom
Donna O'Karma
Ray O'Karma
Betty Rollins
Kyle Rollins
Carol Zeller
Bill Zeller

TELLERS:

Nancy Barnes
Cricket Fraser
Kim McGrath
Barbara Schneider
Jack Schneider
Karen Stanhope

SECOND: Treasurer Birkett. **VOTE:** Unanimous in favor by voice vote. Motion Carried.

X. ADJOURNMENT

Vice President Seipelt **MOVED** the meeting be adjourned. **SECOND:** Director Porr.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.

AUDIENCE PARTICIPATION

Melanie Higgins reported on new Florida Statute that when you call Code Enforcement to complain about a property in your neighborhood, you now have to give your name and address. It is public information. Very unfortunate because there could be retributions.

Len Forthofer asked about the maintenance schedule on cleaning pavers around the pool. *They are done quarterly.*



Ron Matelski, Secretary

/crd

Attachments (2)



**Sun City Center Community Association, Inc.
 1009 N. Pebble Beach Blvd.
 Sun City Center, FL 33573**

**ACTION BY WRITTEN CONSENT
 IN LIEU OF A MEETING
 OF THE BOARD OF DIRECTORS**

We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

We hereby approve that since the following clubs have not turned in their required documents to the CA by June 1st, that their club status be suspended and room reservations be cancelled until the proper paperwork is received.

- | | |
|---------------------|--------------------|
| House of Cards | Mixed Gender Poker |
| How to Fix it Club | Poker #44 |
| International Forum | Trumpettes |

Effective this 14 day of June, 2021

DIRECTORS:

Ken Bauer

Ken Bauer

Dave Birkett

Dave Birkett

Gary Bratt

Gary Bratt

Ron Matelski

Ron Matelski

Eric Porr

Eric Porr

Kim Roush

Kim Roush

Doug Seipelt

Doug Seipelt

Larry Smith

Larry Smith

Bob Sullivan

Bob Sullivan

Sun City Center Community Association
Board of Director's Meeting
July 14, 2021 from Lyn Reitz, Community Manager

60th Anniversary Event --- We will be having an Ice Cream Social at the Community Hall for the Sun City Center Community Association 60th Anniversary which is scheduled for Sunday, November 7th, 1pm to 4pm.

Holiday Golf Cart Parade --- We have the Holiday Golf Cart Parade scheduled for Saturday, December 4th, 10am. The theme has been selected as "Together Again". We hope many will participate. We will release more information as it becomes available.

FallFest – We are starting to work on the upcoming FallFest event scheduled for Saturday, October 16th, 9am to 2pm. We will be sending out table requests soon and hope all the clubs will participate.

Bandstand Concert --- Mark your calendars for the next bandstand concert scheduled for August 5th starting at 6:00pm. There will be a food truck and CC's Café will also be open for food and refreshments.

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 11,424 and total membership dues were 11,547. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.