

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 13, 2022
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Kim Roush, Vice President
Ron Matelski, Secretary

Gary Bratt
Ron Clark*
Jim Collins

Jeff Parsons*
Eric Porr*
Roger Zieg

*Via Zoom

OTHERS PRESENT

Dave Birkett, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
29 Members plus 26 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

- Vice President Roush **MOVED** the minutes of the June 8, 2022 Board Meeting be approved as submitted. **SECOND:** Director Collins. **VOTE:** Unanimous in favor by voice vote. Minutes approved.
- Vice President Roush **MOVED** the minutes of the June 29, 2022 Special Board Meeting be approved as submitted. **SECOND:** Director Collins. **VOTE:** Unanimous in favor by voice vote. Minutes approved.

III. SECRETARY'S REPORT

Acknowledgements - Secretary Matelski reported that there were no donations to report this month.

IV. PRESIDENT'S REPORT

President Sullivan stated that a lot of people have mentioned how good the paving on Rickenbacker Drive looks. He mentioned that we are still waiting for the start date on the paving of North Pebble Beach Blvd. and they're also going to be doing New Bedford Drive from South Pebble Beach (near Community Hall) to Flamingo Lane.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$2,959,928 at the end of June. The Replacement Fund balance was \$2,148,568 and the Renovation Fund had a balance of \$43,380 and the Renovation Fund had a balance of \$43,380. The Capital Fund balance was \$4,573,082.

There were 63 home transfers in June and as of today, we already have 50 transfers in for the month of July. He also stated that last year through June 30, we had 316 transfers and this year through June, there were 327. The Budget Committee is working on the 2023 Budget and he encouraged everyone to attend the Budget Presentation scheduled for Thursday, September 22 at 9 am in the Florida Room.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Long Range Planning Committee

Director Porr stated the Long Range Planning Committee had met with the Board and gave them the top ten from our surveys and asked the Board to give the committee direction on what they would like them to do next. They are very excited that the Board is going to be doing some motions today which reflects all the hard work that the Planning Committee has been working on since the beginning of the year. The committee was given the task of putting out a paint survey which is now in progress and should be completed by the 19th. They'll look at the results and evaluate from there. They do appreciate the feedback they got from the community at the workshop and will take that into consideration in future endeavors.

The other important task the Board gave the committee was to come up with a scope of work for a land planner to take a professional look at what buildings would work well with what property we have to work with. They plan to interview various land planners that have been recommended to them and they will go forward with some of the bigger projects on the top ten list and do further evaluation of what we want to do next with the constraints we have with money, land and timing.

IX. NEW BUSINESS

1) Approve contract for Landscaping of Phase I.

Vice President Roush **MOVED** that the Board approve a contract with Alexander's in the amount of \$242,051 for Landscaping Phase 1 of the Long Range Planning Committee report. This will be expensed to the Capital Fund Account #60308-000-2. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approve contract for painting of all buildings on Central Campus

Vice President Roush **MOVED** that the Board approve a contract with Munyan Painting in the amount of \$73,950 to paint all of the buildings on the central campus. This will be expensed to Replacement/Reserve account # 76401-000-4. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approve contract to top dress six tennis courts

Secretary Matelski **MOVED** that the Board approve a contract with Welch Tennis Courts in the amount of \$15,200 to top dress six tennis courts. This will be expensed to Replacement/Reserve account #76201-000-4. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 4) Approve contract to resurface four tennis courts.
Secretary Matelski **MOVED** that the Board approve a contract with Welch Tennis Courts in the amount of \$28,800 to re-surface four tennis courts. This will be expensed to Replacement/ Reserve account #76201-000-4. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 5) Approve contract to construct two new relocated volleyball courts
Director Porr **MOVED** that the Board approve a contract with Stewart Courts in the amount of \$183,590 to construct two relocated volleyball courts on the South Campus. This will be expensed from the Capitol Fund, Account #64355-000-2. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 6) Approve contract to reconstruct entire Pickleball court area
Director Porr **MOVED** that the Board approve a contract with Stewart Courts in the amount of \$263,785 to reconstruct entire pickleball court area. This will be expensed from Capital Fund Account # 64349-000-2. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 7) Approve contract to develop landscape pattern book for green spaces
Director Porr **MOVED** that the Board approve a contract with the University of Florida in the amount of \$5,000 to develop a landscape pattern book for CA green spaces. This will be expensed from Capital Fund Account #60308-000-2. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Secretary Matelski **MOVED** the meeting be adjourned. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.



Ron Matelski, Secretary
/crd
Attachment

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

June Fiorelli
Becky Barnett
Pat Ehlers

Their comments can be viewed at: https://www.youtube.com/watch?v=O8QcA3T_0IY

Sun City Center Community Association
Board of Director's Meeting
July 13, 2022 from Lyn Reitz, Community Manager

Evacuation Changes --- Emergency Squad Chief Mike Bardell has set up a meeting today in the Florida Room at 1pm to discuss the changes in evacuation zones for the Community. If you would like to hear about these changes please try to attend.

Bandstand Concert --- Mark your calendar for the next Bandstand Concert scheduled for July 27th, 6pm to 7:30pm. CC's Grill will be offering food, drinks and desserts.

Asphalt Project --- We will be starting the asphalt project August 1st and the contractor will be moving throughout the Central, South and West Campus's. Please keep an eye out for closed areas and redirection signs that might be necessary to traverse the parking areas during this time. The project is scheduled to run until August 19th to complete but there may be rain delays that extend the schedule.

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 11,471 and total membership dues were 11,583. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.