

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 12, 2019
ROLLINS THEATER

APPROVED

DIRECTORS PRESENT

Sam Sudman, President
Helen Lewis, Vice President
Marilyn Coté-Miller, Secretary
Dave Birkett, Treasurer

Jerry Gibson
Doug Seipelt
Larry Smith
Bob Sullivan

DIRECTORS ABSENT

Joe Elam

OTHERS PRESENT

Carol Donner, Recording Secretary
91 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Sudman 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. Director Elam would later join the meeting via telephone conference call to vote on Item #4 of New Business.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on May 8, 2019 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Coté-Miller reported that the Lawn Bowling Club had contributed \$5,900 toward new bumpers for the Lawn Bowling Courts and Monday Movies had donated \$77 to offset license fees.

The following clubs donated to 2019 FunFest expenses:

Leathernecks Club	\$102
Woman's Club	\$159

IV. PRESIDENT'S REPORT

President Sudman did not present a President's Report at this meeting.

V. TREASURER'S REPORT

Treasurer Birkett reported on estimated financials as of May 31, 2019. The Operating Fund had a cash balance of \$3,033,671. The Capital Fund balance was \$1,167,054. There were 58 transfers of homes in May. The Replacement Fund balance was \$1,704,754 and the Renovation Fund had a balance of \$42,277. Treasurer Birkett stated that in the Operating Fund, through the first five months of this year, expenses were below budget and income was above budget.

VII. MANAGER'S REPORT

Community Manager Lyn Reitz was absent but her report was passed out which is attached.

VIII. STANDING COMMITTEE REPORTS (None)

IX. SPECIAL PURPOSE COMMITTEE REPORTS (None)

X. NEW BUSINESS

- 1) Approve contract with Welsh Tennis Courts to resurface six Tennis Courts
Treasurer Birkett **MOVED** that the Board approve a contract with Welsh Tennis Courts in the amount of \$32,700 to resurface six tennis courts on the South Campus. This will be expensed from the Replacement/Reserve Account #76201-000-4. **SECOND:** Secretary Coté-Miller. **VOTE:** Unanimous in favor by voice vote. Motion carried
- 2) Approve policy on checking of CA membership cards
Vice President Lewis **MOVED** that the Board approve a new policy to be added to Policy VI Facilities regarding Checking CA Membership Cards as submitted (attached). **SECOND:** Director Sullivan. **VOTE:** Unanimous in favor by voice vote. Motion carried
- 3) Approve closing of account at Cadence Bank
Treasurer Birkett **MOVED** that the Board approve closing the Community Association's account with Cadence Bank. **SECOND:** Vice President Coté-Miller. **VOTE:** Unanimous in favor by voice vote. Motion carried
- 4) Approve a fee of \$125.00 per person annually for Kings Point members
Director Sullivan **MOVED** that the Board approve a fee of \$125.00 per person annually for Kings Point members to access CA clubs subject to space availability and at club's discretion. This would become effective January 1, 2020. **SECOND:** Vice President Lewis. Director Elam, now on telephone conference call, **MOVED** that the Board table this motion for 60 days. Motion not seconded; motion failed. **VOTE ON MAIN MOTION:** Majority in favor by voice vote. Director Elam voted No. Motion carried.

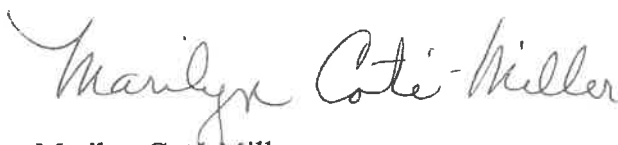
XI. ADJOURNMENT

Vice President Lewis **MOVED** the meeting be adjourned. **SECOND:** Secretary Coté-Miller. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:15 a.m.

AUDIENCE PARTICIPATION

Chief Mike Bardell of the SCC Emergency Squad gave an overview of their last seminar entitled "Heart & Mind" where 773 people attended. There will be another seminar in Sun City Center on October 29, 2019. He also discussed disaster planning and CERT.

The following members addressed the Board: Audrey Vietzke, Dan Donoghue, Bill Hodges, Sharon Alvarez, Cheryl Didday, John Lang, Frank Gatto, Lisa Hendricks, Pam Treadwell, Mary Ellen Skankel, Mike Vilasi, Donald Churchill, Floyd Curvin, Paul Wheat, Peter Aluotto, Gail Bouverat, and Bob Deutel. Their comments can be viewed at <https://vimeo.com/341819236>



Marilyn Cote-Miller
Corporate Secretary

MCM:cd
Attachments (2)

Sun City Center Community Association

Board of Director's Meeting

June 12, 2019 from Lyn Reitz, Community Manager

Hurricane Preparedness --- We had a nice turnout for our meeting. Please remember to stay on top of the weather status, be prepared and have a plan. Safety of our members is very important to us.

July 4th Pool Event and Breakfast --- Mark your calendar for the July 4th breakfast at Community Hall from 7:30am to 11:30am and then the Pool Party with Karaoke at the pool, music at the Bandstand, Food Vendor with hamburgers, corn dogs and more and free ice cream starting at 11:30am while it lasts.

2020 Budget --- We are starting the 2020 Budget process. If your club has asked for help with operational funds it will not be until the end of the year when the Members vote on the Budget before we will know if they have been approved. Notice will be sent either way after the vote is taken.

Projects Over the Summer --- We will be doing some roofing, asphalt and landscaping projects over the summer. Just a reminder if an area is roped and/or coned off, please stay out of that area for your safety.

Resident Count --- As of May 31st, total residents were 11,429 and total membership dues were 11,493. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Policy VI FACILITIES

Checking CA Membership Cards

All CA facilities are monitored. Only members and authorized guests are permitted access except for public events which are open to all. Staff (in designated instances) are instructed to ask to see a valid CA membership card from EVERYONE. Staff may not know every member on sight so if a staff member asks to see a member's card, the member is expected to produce it at that time, not at their convenience.

If a member keeps a copy of their membership card on their cell phone and does not bring it to the pool or fitness center, then they must have their laminated CA membership card (not a copy) with them. If a member forgets to carry it with them, they can be asked to go get it, regardless of any inconvenience. If a member refuses to cooperate, they may be denied access until they comply. There are NO exceptions.

All staff and members are to act respectfully. If a member does not comply with the request to produce their CA membership card and becomes defiant or in any other way disruptive, staff are instructed to report the incident to appropriate CA leadership and/or contact the Hillsborough County Sheriff's office immediately. Failure to cooperate with a request to show their CA membership card, may result in loss of access to facilities.