

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 14, 2023
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

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

Carrie Blaylock
Ron Matelski

Eric Porr
Kim Roush

DIRECTORS ABSENT

Gary Bratt

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
30 Members plus 17 via Zoom.

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

Treasurer Zieg **MOVED** the minutes of the May 1, 2023 Board Workshop and the May 10, 2023 Board Meeting 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 received the following donations: Horseshoe Pitchers Club - \$150 for FunFest and the SCC Woman's Club - \$425 for the SCC Library; In addition, Club Link - \$500; Senior Health Care Solutions - \$500; and Sun Towers - \$500 as Pancake breakfast sponsors.

Secretary Caneen announced that Dr. Ken and Joan Barringer have donated \$50,000 to the Community Foundation of Tampa Bay in the Sun City Center Community Association Future Facilities Fund to be allocated to the Boardwalk Phase (Barringer Boardwalk) of the Master Plan and that the Community Foundation of Tampa Bay has donated a match of \$5,000 as well. Dr Barringer and his wife have been long time residents of the Sun City Center Community Association and are looking forward to progressing the Community with this donation. We thank them for their generosity.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of May 31, 2023. The Operating Fund had a balance of \$2,869,939 at the end of May. The Replacement Fund balance was \$2,129,362 and the Renovation Fund had a balance of \$43,393. The Capital Fund balance was \$5,200,475. There were 45 home transfers in May and 24 home transfers and 24 as of last week for June.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

History Society of Sun City Center - Susan Muise, Chair of the History Society gave an update on what is happening with the History Society. A copy of her report is attached.

Long Range Planning Committee – Director Porr, Chair of the Long Range Planning Committee, thanked the community for the number of people who voted. They appreciate all the support they received. They are actively working toward the goal of having a December 6 membership vote on new construction.

Co-chair Director Roush stated they are sending out a letter to all the clubs letting them know we will be interviewing them and if they have any concerns or if they feel they need more space to contact us.

IX. NEW BUSINESS

1. Approve Breast Cancer Fundraiser

Secretary Caneen **MOVED** that the Board approve a Breast Cancer Fundraiser with Moffit in October. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2. Approve amendment to Policy 6.01.A.3 Fund Raising

Director Blaylock **MOVED** that the Board approve an amendment to Policy 6.01.A.3 Fund Raising to allow clubs to hold 3 fund-raising activities per calendar year. **SECOND:** Secretary Caneen. Director Matelski **MOVED** to amend the motion to allow clubs to hold four fund raising activities but restricted to one per calendar quarter. **SECOND:** Director Porr: **VOTE ON AMEMDMMENT:** Unanimous in favor by voice vote. **VOTE ON MAIN MOTION:** Unanimous in favor by voice vote. Motion carried.

3. Approve 50 additional members from Freedom Plaza

Treasurer Zieg **MOVED** that the Board approve 50 additional members from Freedom Plaza at an additional cost of \$16,200 (50 x \$324) based on our 2023 Dues. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4. Approve replacement of partition wall

Director Roush **MOVED** that the Board approve a contract to Southeastern Surfaces & Equipment in the amount of \$30,900 to replace the partition wall between the Heritage and Armstrong rooms. This will be expensed from Replacement Reserve Account 76810-000-4. **SECOND:** Vice President Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5. Approval of contracts for the 2023/24 Entertainment Series

Director Blaylock **MOVED** that the Board approve the following contracts with William Clare Entertainment for the 2023/2024 Entertainment Series:

SUNDAY AFTERNOON SERIES

- Fleetwood Gold, November 19, 2023 - \$6,500
- Rhythm is Gonna Get You, December 10, 2023 - \$6,000
- Foreigners Journey, January 21, 2024 - \$7,000
- The Olivia Show, February 25, 2024 - \$7,200
- Heart Breaker, March 24, 2024 - \$6,800

SUB-TOTAL \$32,762

FRIDAY NIGHT DANCE SERIES

- Vybe, November 10, 2023 - \$5,500
- Celebrate, December 1, 2023 - \$6,500
- Sound Society, January 12, 2024 - \$6,762
- Rocky & the Rollers, February 9, 2024 - \$7,000
- Yesterdayze, March 8, 2024 - \$2,500

SUB-TOTAL \$29,000

for a total cost of \$61,762. This will be expensed to Operations Account #41321-000=1. Entertainment. **SECOND:** Director Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.

6. Approve contracts with PI Architects and Appono Consulting LLC

Director Porr **MOVED** that the Board approve two contracts for design and construction costs of Phase 1, A & B of the Master Plan. The contract with PI Architects will be for \$296,240.20 for basic design services and \$5,325 + hourly for landscape design. This will be expensed to Capital Fund Account #64612-000-2. The contract with Appono Consulting, LLC will be for \$5,000 upon signing of the contract and \$3,500 per month once construction begins. This will be expensed to Capital Fund Account #64616-000-2. **SECOND:** Director Roush
Before the vote was taken, President Clark submitted a report on this subject. Copy attached. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Vice President Collins **MOVED** the meeting be adjourned. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 10:05 a.m.



Debbie Caneen, Secretary

/crd

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Maryann Rowe
Roger Clark
Donna Togger
Kathy Kerschke
Linda Grabowski
Dolores Whitfield

Their comments can be viewed at www.youtube.com/watch?v=maE-cBJSZq0

June 14, 2023 Board Meeting – President’s Report

I’d like to remind everyone about the Community Breakfast to be held on July 4th from 7:30AM to 11:30 AM at Community Hall. All SCC residents are invited to attend, and a delicious breakfast will be provided for only \$7. This will be a great way to start off your July 4th celebration.

This is the first formal Board Meeting since the membership approved the Master Plan for the Central Campus Upgrade by an 85% approval vote at the May 17th election. The Board has been actively focused on continuing progress on this initiative. Later in this meeting the Board will consider entering into a contractual agreement for the Architectural design and the construction monitoring for the entire Phase 1, both 1A & 1B. Membership input will be involved in the design phase as we found that very helpful and appropriate during the master plan development. Our goal is to be able to have a membership vote on the design and construction cost on the December 6th Election ballot. That is an aggressive schedule that we hope to accomplish.

At the May 10th Board Meeting, the Board approved the Community Foundation of Tampa Bay to administer the new Sun City Center CA Future Facilities Fund. (SCCCA-FFF) It’s only been a month and the fund has already grown to nearly \$60,000. Congratulations to Debbie Caneen who led the effort to establish this fund and who secured a \$50,000 donation from a SCC resident. The goal of this fund is to help accelerate the upgrades of our facilities as well as potentially help with their maintenance. I urge everyone to consider donating to this fund and please contact Debbie or me for further details on how to do so.

Clublink announced in May that the Sandpiper golf course would be closed effective June 1st. Since becoming President, I have been in contact with Clublink personnel and because of this closing, I asked their CEO John Finlayson to provide me with an update letter that I could share with the CA membership. I will read the letter, but before I do, I’d like to remind CA members about two key points regarding Clublink’s potential residential development.

- The County will be the permitting and approval authority for any residential development. The CA has no authority in the approval process for any potential development. We don’t have a seat at the approval table.
- The CA is a 501(c)3 not for profit corporation. Our legal counsel has advised us that a 501(c)3 cannot “lobby for legislation”. Counsel concludes this would preclude the Board from lobbying the County one way or the other on any proposed development, and thus precludes the Board from taking an official Board position.

Wednesday, May 17, 2023

Sandpiper Golf Club Announcement

On behalf of ClubLink US LLC, owner of the Sandpiper Golf Club, I write to inform you that, after years of sustained operational and financial challenges, ClubLink has made the difficult decision to close the Sandpiper golf course and Clubhouse indefinitely. The closure will become effective on June 1, 2023.

The Sandpiper driving range and practice green will remain open for existing Members. Additionally, existing Sandpiper Members will be able to continue their current membership at Scepter or Renaissance at their existing fee structure through the end of the 2022-2023 membership year. Bunker's Bar will remain open for the time being.

If you have any questions regarding your Sandpiper membership, please contact our membership department at (813) 633-1015.

Closing the course has been a difficult decision for us as we want our valued ClubLink Members to have as many playable options as possible. This decision, however, was necessary given the state of operations at Sandpiper. We hope you will continue to enjoy and support our other golf courses.

Sincerely,

Paul Ascioti | Director of Operations

*Sun City Center
CLUBLINK US, LLC
551 S. Powerline Road
Pompano Beach, FL 33069*

June 12th, 2023

Sun City Center – Community Association
1009 North Pebble Beach Blvd.
Sun City Center, FL

Re: Closure of Sandpiper Golf Club

To the SCC CA Board of Directors:

On behalf of Clublink, I would like to provide the Community Association with an update and further information regarding our May 17th communication to members and the subsequent June 1st closing of the Sandpiper Golf Course.

Closing Sandpiper was a very difficult, but necessary, decision for Clublink. Simply, it was no longer economically viable to continue golf operations at Sandpiper. We understand the importance of the course to our members & the community, and we were hopeful that our efforts to improve operations would prove successful. Unfortunately, our efforts proved fruitless and the losses continued. On June 1 we made the difficult decision to close the course in order to limit these losses. While Sandpiper will no longer be available, we hope that golfers will continue to support our other Sun City courses.

We understand that there are a number of questions and rumors circulating among community members regarding the course's future. At this time, we are evaluating our options but have no formal plans for the Sandpiper course. At the appropriate time, we will share our intended plan of action with the community.

Clublink looks forward to maintaining our relationship with area residents and continuing open communication with the Community Association.

Please feel free to check in with me at your convenience. We will do our best to keep you informed.

Best regards,

John Finlayson
Chief Operating Officer

Sun City Center Community Association Board of Director's Meeting

June 14, 2023 from Lyn Reitz, Community Manager

Pickleball/Volleyball Court Project --- The Contractor is working on the lights and canopies and the club has been enjoying the new courts. We are awaiting to see if the wetland letter will satisfy the requirements and the drawings for the sidewalk have been submitted so we are awaiting final review.

Summer Fun Events --- Tiffany has planned a bandstand concert on June 21st from 6pm to 7:30pm and a pool party on June 10th from 1pm to 4pm.

July 4th Events --- The breakfast is happening at the Community Hall from 7:30am to 11:30am and the cost is \$7.00 this year. The pool party with food truck and music is at the outdoor pool and bandstand area from 11am to 3pm. Free ice cream sandwiches while they last.

Indoor Pool Paver Project --- The indoor pools and locker rooms will be closed during the July 31st through August 21st timeframe for the paver project and indoor locker room grout cleaning/replacement project and pool acid wash cleaning. We will keep everyone posted as we progress.

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 May 31st, total residents were 11,507 and total membership dues were 11,568. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.



Our Motto: Share in the joy of the past as you learn with others that share the same passion of gaining knowledge from history.

The objectives of this committee are to compile records and photographs of the greater Sun City Center area, to maintain an archive of historical records, and to publish reference books and other publications documenting the history of the region for research and enjoyment of current and future residents and others.

Report to the Sun City Center Community Association Board of Directors June 14, 2023

Ongoing Projects

- Archive and Digital Collection
- Historical Displays
 - Traveling Artifacts Displays
 - Atrium Display Board
 - Video Series based on John Bowker's Presentations
 - Photo Displays
- Traditional and Social Media
- History Society Library Computer
- Family Connections Project – Second and Third Generations of Residents

Special Projects

- 60th Anniversary of First Birthday Party
- Newest History Book
- Historic Marker
- Plaque Honoring Past Historians
- Resident Interviews
- Other Requests

Future Projects

- Time Capsule Under CA Flagpole
- Website

Volunteer Hours

POLICY VI. FACILITIES:

6.01.A.3

AMENDMENT

3. **Fund Raising** *(Added 2/8/06) (Amended 2/9/11)*
(Amended 4/13/22)

All fund-raising activities will be conducted in accordance with Florida Statute Chapter 849 Gambling and existing policies. (See Policy 5.01.B.6) Each affiliated club may have up to ~~two (2)~~ **three (3)** fund-raising activities per calendar year by providing prior notice to the CLD. Additional fund-raising activities require the approval of the CLD.

Comments on Motion #6 by President Clark:

The Board has been working hard to have this process proceed at a fast but orderly pace.

You may wonder why we are ready to approve architectural design agreements less than a month after an 85% approval of the May 17th vote. The reason is that we were confident that the master plan would be approved, and we started working on these agreements before the vote. So, we were planning ahead.

This contract development process has been thorough.

- Members of the Board met with PI prior to May 17th to discuss the framework of an agreement.
- The Board next reviewed in person the proposed agreements with PI Architects and Appono. Based on these two discussions it was decided to try and proceed with PI and Appono as we knew the ownership, they had performed very well during the master plan stage, their pricing was competitive with industry standards, and going to a bid stage would have been time consuming and any negligible cost saving by selecting a new firm would have been offset by the time and energy to educate a new firm about the needs and desires of the CA.
- We then sent the proposed agreements to legal counsel for review.
- Legal counsel came back with comments and edits recommendations. Lyn, Eric, and I went over those line by line and added our own edits. We then sent those off to PI and Appono.
- They came back with revised 6/8/23 agreements that were sent to the Board for review.
- As a result of the Boards questions & comments, PI recommended that we add the AIA agreement as part of the contract to address our concerns as it addresses the relationship and responsibilities of the owner, architect, and contractor.
- We sent the proposed AIA agreement to legal counsel, and he provided his comments and edit suggestions.
- Lyn, Eric, and I reviewed this proposed AIA agreement and the legal counsel comments and edits and made some proposed edits of our own. This was sent to PI, and I will finalize it when we come to an agreement.