

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING
Wednesday, June 29, 2022 – 1:30 p.m.
Florida Room

APPROVED

DIRECTORS PRESENT

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

Gary Bratt
Ron Clark*
Jim Collins

Jeff Parsons
Eric Porr
Roger Zieg

*Via telephone conference call

OFFICERS PRESENT

Dave Birkett, Treasurer

OTHERS PRESENT

Carol Donner, Recording Secretary
33 Members

I. CALL TO ORDER

President Sullivan called the special meeting to order at 1:30 p.m. The membership joined him in the Pledge of Allegiance. A quorum was established with 9 Board Members present.

II. NEW BUSINESS

Discussion and review for Board action of Petition received on June 3, 2022 regarding requested member vote on management contract

President Sullivan read the petition received on June 3, 2022 which is as follows:

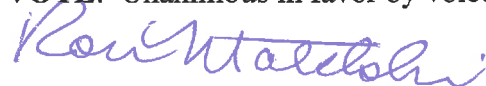
“We, the undersigned residents of Sun City Center respectfully request that we be allowed to vote for our new management company rather than have the Contract be appointed by the CA BOD. We are asking for the Board to offer us 3 options, all terms of Contract and fees that are associated with said Contract.”

He stated that the petition had 104 signatures which was validated. The petition was then handed over to the Elections Committee for review and was returned stating it was not a valid petition failing to follow the petition procedures and it failed to be in accordance with the Bylaws of Sun City Center.

Secretary Matelski **MOVED** that the Board disapprove this petition as it is not in accordance with the Bylaws of the Community and it is not a valid petition. **SECOND:** Director Parsons. **VOTE:** Unanimous in favor via roll call vote. Motion passed.

III. ADJOURNMENT

Director Bratt **MOVED** the meeting be adjourned. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 1:33 p.m.



Ron Matelski
Corporate Secretary

RM:cd

Copy of letter to Petition Chairperson attached.



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

July 7, 2022

Mrs. Michele Hannigan
386 Club Manor Drive
Sun City Center, FL 33573

Dear Mrs. Hannigan,

This is to advise that your requested petition was unanimously voted against by the Board of Directors at a Special Board Meeting held on June 29, 2022. It failed to be valid due to the below listed issues.

First:

BYLAW II – BOARD OF DIRECTORS

Section 2. “The Board shall have full power and authority to manage the affairs of the Association”.

Second: The information you requested to make that decision is private to the Board and the RFP Committee and not available to the members. The files and bids were requested by the bidders to be kept private only to the Board and the Committee.

Third: The Elections Committee Chair advised that the petition was invalid due to the following items by the rules and processes in the Elections Manual.

- 1) The petition did not follow the “Petition Initiated Procedures”. It appears the required form had been altered in that there are only 9 lines for signatures.
- 2) The submitted signature pages do not have a signature and date line as on the original and are not signed and dated.
- 3) Blank lines have not been lined through and initialed by the Petition Chairperson.
- 4) It is known that signatures were solicited and obtained at a recent Band Concert on Community Association property.

- 5) The petition contained 104 certified signatures. The petition states “the undersigned residents request that WE be allowed to vote – not the entire electorate.
- 6) The petition process is to be used for a referendum vote which means a vote by the entire membership not just 104 members.
- 7) The petition is unclear as to what 3 options that 104 residents would like to vote on.

The petition is incorrect in that the Board does not “Appoint” a management company. It is completed by a Board vote once the Board accepts the recommendation of the Ad-Hoc RFP Committee.

Sincerely,



Bob Sullivan
President

RS:cd