

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, JUNE 9, 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  
Doug Seipelt  
Larry Smith

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
17 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.

President Sullivan asked for a motion to add an item to the agenda under New Business. Director Smith **MOVED** to approve adding #8 Amendments to Policy VI. Facilities to New Business. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote.

**II. APPROVAL OF MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on May 12, 2021 were approved as submitted.

**III. SECRETARY'S REPORT**

- Acknowledgements – Secretary Matelski stated there were no acknowledgements since the last Board Meeting.

**IV. PRESIDENT'S REPORT**

President Sullivan spoke about how social media is out of control. If a member wants to voice their opinion or discuss something, he wishes that would come and talk to the Board. So many lies and false opinions are out there on social media. We urge you to talk to the Board in person.

**V. TREASURER'S REPORT**

Treasurer Birkett reported the Operating Fund had a balance of \$3,282,963 at the end of May. The Replacement Fund balance was \$2,072,793 and the Renovation Fund had a balance of \$43,121. The Capital Fund balance was \$2,805,430. There were 57 housing transfers in the month of May and there are already 33 homes transferred in June to date.

**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) Approval of Elections Committee Co-Chair for 2021

Vice President Seipelt **MOVED** that the Board approve Erma Faron as Co-Chair of the Elections Committee in 2021. **SECOND**: Treasurer Birkett. Unanimous in favor via voice vote. Motion carried.

2) Approval of contracts for Entertainment Series

Director Birkett **MOVED** that the Board approve the following contracts with William Clare Entertainment for the 2021/2022 Entertainment Series:

**SUNDAY AFTERNOON SERIES**

- America's Sweethearts, November 14, 2021 - \$5,300
- Atlantic City Boys, December 17, 2021 - \$4,950
- Tony Pace, January 16, 2022 - \$6,000
- Portrait of a Queen, February 20, 2022 - \$6,200
- Shake Baby Shake, March 13, 2022 - \$8,000

SUB-TOTAL \$30,450

**FRIDAY NIGHT DANCE SERIES**

- Savannah Jack, November 5, 2021 - \$6,000
- Sound Up Band, December 3, 2021 - \$4,950
- Rocky & the Rollers, January 28, 2022 - \$5,700
- Mpire, February 25, 2022 - \$4,900
- Private Stock, March 25, 2022 - \$5,400

SUB-TOTAL \$26,950

for a total cost of \$57,400. This will be expensed to Operations Account #41321-000-1 Entertainment. **SECOND**: Director Smith. **VOTE**: Unanimous in favor via voice vote. Motion carried.

3) Delete Membership Directory from Policy 4.02

Secretary Matelski **MOVED** that the Board approve deleting the Membership Directory from Policy 4.02 Special Committees since this is now handled by CA staff. **SECOND**: Director Bauer. **VOTE**: Unanimous in favor via voice vote. Motion carried.

4) Approve ballot for changes to Bylaw II, Board of Directors, Section 8 and Bylaw V, Dues, Fees and Assessments, Section 9.

Secretary Matelski **MOVED** that the Board approve a proposed amendment to Bylaw V, Section 8 to increase the Capital Fund Fee from \$2,100 to \$3,000 to take effect September 1, 2021 and a proposed amendment to Bylaw II, Section 8 to change that a director may not serve more than two consecutive elected terms to not more than three consecutive elected terms. This will be presented for a vote by the membership at a special membership meeting on Tuesday, July 20, 2021 at 10 am in Community Hall. Proxies will be available in the July issue of "The NEWS of Sun City Center". **SECOND**: Director Porr. **VOTE**: Unanimous in favor via voice vote. Motion carried.

- 5) Approve dissolution of the Science, Engineering & Technology (SET) club.  
Director Smith **MOVED** that the Board approve the dissolution of the Science, Engineering & Technology (SET) club as an affiliated Community Association club. **SECOND:** Director Roush. **VOTE:** Unanimous in favor via voice vote. Motion carried.
- 6) Approve “Do you Want to Dance “club as an affiliated club  
Director Smith **MOVED** that the Board approve the “Do You Want to Dance” club as a Community Association affiliated club. **SECOND:** Director Bauer. **VOTE:** Unanimous in favor via voice vote. Motion carried.
- 7) Approve amendments to Policy V. Clubs & Organizations  
Secretary Matelski **MOVED** that the Board approve amendments to Policy V. Clubs & Organizations as reviewed by him (attached). **SECOND:** Director Bauer. Director Porr then **MOVED** to amend the motion on: Section D. Obligations of CA-Affiliated Clubs to add take appropriate action **with the approval of the President and the CA Board.** **SECOND:** Director Bauer. **VOTE:** 5 – 4. In favor: Directors Birkett, Bauer, Porr, Roush, and Seipelt. Against: Directors Bratt, Matelski, Smith and Sullivan. Motion on amendment passed.

**VOTE ON ORIGINAL MOTION WITH AMENDMENT:** 7 – 2. In favor: Directors Bauer, Birkett, Matelski, Porr, Roush, Seipelt and Sullivan. Against: Directors Bratt and Smith. Motion carried.

Director Smith then made a motion to add **Any club that has not turned in required documents by a certain time their reservations for a room shall be cancelled** to Policy D. Obligations of CA-affiliated clubs. **SECOND:** Director Bratt. **VOTE** 2 – 7. In Favor: Directors Bratt and Smith. Against: Directors Birkett, Bauer, Porr, Roush, Seipelt, Matelski and Sullivan. Motion failed.

- 8) Approve amendments to Policy VI. Facilities  
Secretary Matelski **MOVED** that the Board approve amendments to Policy VI. Facilities as reviewed by him ((attached). **SECOND:** Director Smith. **VOTE:** Unanimous in favor by voice vote. Motion carried.

## X. ADJOURNMENT

Director Smith **MOVED** the meeting be adjourned. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:47 a.m.

## AUDIENCE PARTICIPATION

Lynda Kolling asked if she could take a guest with a pass to Aquasizers. *No guests are allowed to participate in club functions at the present time.*

Bob Deutel asked what was the objective for the two bylaws being changed. *Raising the Capital Fund Fee will help us move forward faster to have the funds when needed. Changing the Term Limits allows for a director who has an interest in serving longer, the ability to stay. The person would still have to be voted in by the community every three years.*

Mark Erickson:

- President of the Archery Club wanted to know if someone had a guest pass, could he let them use the range. *You have a dedicated space and time for your club members. Guests would not be allowed during that time. However, if people wanted to use the Archery Range during non-club time, if you offered to give lessons at a certain time, that is not a club function.*
- Also, Vice President of the Aquasizers and they limit number of participants to 37. He felt that a guest should be able to participate as long as there is room for them.

Ron Clark:

- In addition to Erma Faron, who is the other Co-Chair of the Elections Committee. *It is Debi Tourangeau.*
- Was confused on what the Board was trying to accomplish with the Bylaw change to allow a director to run for three consecutive elected terms rather than two.
- Why has the Board set the membership vote on the Bylaw changes for July 20<sup>th</sup> when so many people are out of town instead of the regularly scheduled membership meeting on October 20<sup>th</sup>. Statements that we do these things when the snowbirds are gone because we don't want their input is absolutely wrong. Proxies will be in the July issue of the NEWS and on our web site.

Sue Nasrani asked if dance clubs could now hire outside DJ's and bands. They would need to complete a form so we know who is on campus and each club needs to be aware that if they are paying a contractor over \$600, they need to file a 1099 with the IRS.

Jim Collins:

- Does the new Florida law on transfer of properties that the Governor just signed affect our transfer fee? *It is not a transfer fee, it is a capital fund fee and we're not a homeowner's association.*
- He attended the last town hall meeting on the new building and was really impressed with the openness that the board showed. Some really creative ideas were proposed at that meeting; one of which was to raise Capital Fund Fee to \$3,000 which he thought was a good idea. He liked the idea of a Bond. He also liked the fact that each board member gave their opinion.

Gail Dudley asked for more clarification of what a guest pass is?

An unidentified member asked about solicitors in the community. *Hillsborough County does have a permit that people can get. We cannot stop solicitors with a permit so be careful out there.*

Lyn Reitz, Community Manager, introduced the President of the new Do you Want to Dance club – Kathy Kerschke who was in the audience.



Ron Matelski, Secretary

/crd

Attachments (4)

# Sun City Center Community Association

## Board of Director's Meeting

June 9, 2021 from Lyn Reitz, Community Manager

**July 4<sup>th</sup> Event** --- We will be having a July 4<sup>th</sup> Bandstand Event with Entertainment all day at the Bandstand, food trucks and free ice cream sandwiches while they last.

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

**Holiday Golf Cart Parade** --- We will have a Holiday Golf Cart Parade scheduled for Saturday, December 4<sup>th</sup>, 10am. We will bring you more information after our first committee meeting in August.

**FallFest** – We will be starting to work on the upcoming FallFest event scheduled for Saturday, October 16<sup>th</sup>, 9am to 2pm. We will keep you posted as we progress closer with more information.

**Bandstand Concert** --- Mark your calendars for the next bandstand concert scheduled for June 16<sup>th</sup> starting at 6:00pm. There will be a food 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](mailto:sccboard@suncitycenter.org). It is a great way to stay on top of CA information.

**Resident Count** --- As of May 31<sup>st</sup>, total residents were 11,445 and total membership dues were 11,552. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**  
**OFFICIAL VOTE – BYLAW AMENDMENTS**  
**MEMBERSHIP MEETING – JULY 20, 2021 - COMMUNITY HALL, 10:00 AM**

**CURRENT**

**CURRENT BYLAW V. Dues, Fees and Assessments, Section 9**

At the time of closing on the sale of a residence within Sun City Center by a buyer who is not an owner of a Residence within Sun City Center, or who has not owned a residence in Sun City Center within three (3) years of the date of closing, the Association shall cause to be collected from that buyer a standard/customary Capital Fund Fee of \$2,100.00. For purpose of collecting that Capital Fund Fee, this amendment shall take effect April 1, 2020.

**AMENDMENT CHANGE:**

I am in favor of increasing the amount of the Capital Fund Fee from \$2,100.00 to \$3,000.00 effective September 1, 2021.

YES

NO

**CURRENT BYLAW II. Board of Directors, Section 8**

A Director shall not serve more than two (2) consecutive elected terms. Thereafter, two (2) years must elapse before such person is again eligible to serve as a Director. However, any time served on the Board in a single appointment prior to election as a Director shall be exempted.

**AMENDMENT CHANGE:**

I am in favor of changing consecutive elected terms from two (2) to three (3).

YES

NO

**C. CRITERIA FOR MEMBERSHIP:**

**POLICY V.**

6. **Club** waivers will no longer be granted. ~~A guest pass may be purchased by a CA member for an accompanied guest to attend a recognized or CA affiliated function, if approved by the club.~~
7. CA members shall, at all times, be granted preference in the use of facilities and participation in Club activities.
  - a. CA members shall replace non-CA members (**Kings Point residents with Club Usage Card**), if necessary, in the clubs without exception. Failure to do so shall be enforced by removing the club's use of space in the CA facilities. *(Added 8/10/16)*
  - b. No one may be grandfathered in a club. *(Added 8/10/16)*
7. **8** In all cases, non-CA members (**Kings Point residents with Club Usage Card**) participate at the pleasure of the club and their participation may be terminated at any time, without cause. A letter of termination will be issued by the Club President with a copy to the CLD. A pro-rated share of club dues may be reimbursed to the terminated individual(s) at the discretion of the club.

**D. OBLIGATIONS OF CA-AFFILIATED CLUBS**

1. Clubs shall abide by these regulations and such others as may from time to time be promulgated. Failure to do so may require the CLD to take appropriate action **with the approval of the President of the Board**, including withdrawal of its privilege of using CA facilities. In case of such disputes, the Club shall have the opportunity to present its viewpoint to the CA Board. The objective of any such meeting is to reach an amiable conclusion that is compatible with the community's welfare.

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## POLICY VI.

### FITNESS CENTER:

#### H. Physical Therapist *(Added 11/16/11)*

CA Members may be accompanied by a physical therapist for medical reasons during ~~the~~ **their** rehabilitation period. **The CA member must purchase a guest card for the therapist** and the therapist must sign in with the On-Duty Attendant.  
~~Receive an identifying badge. A Guest Card is not required.~~

### 6.05 GUESTS/VISITORS *(Amended 12/14/11, 2/8/12, 5/8/13, 2/12/14 and 12/11/19)*

#### A. Definitions:

~~**Realtor Guest:** An invitee of a Realtor who does not have a proprietary interest in Real property in Sun City Center and is issued a Guest Card valid for two days to use the CA facilities at the request of a Realtor.~~

~~**House Guest:** A visitor who is currently staying overnight at the residence of a member without any form of payment. *(Amended 5/8/13)*~~

**Guest:** Any person 18 years or older who is not a CA member.

**Visitor:** A visitor is permitted to tour our facilities and property but cannot participate in any of our affiliated clubs. No use of any facilities.

**Renter:** Any person who pays (regardless of the form of payment) for the right to occupy any portion of a member's Real property.

#### B. Guest Cards *(Amended 11/16/11) (Amended 2/8/12) (Amended 5/9/12)(Amended 5/8/13-Effective July 1, 2013) (Amended 12/11/19)*

All Guest Cards must be purchased by the member at the CA office. When the CA office is closed, members may purchase cards at the Fitness Center. Guest Cards may be purchased in advance. Guest Cards must be displayed when accessing or using the facilities.

1. A separate Guest Card is required for each person 18 years of age and older. Children under 18 years of age must be accompanied by a CA member or an adult with a Guest Card.
2. A CA member must purchase a Guest Card permitting a **House** Guest to use the **pool, Fitness Center, outdoor facilities during non-club useage, Bingo and Monday Movies.**
  - a. Guest Cards are dated at the time of issue. They may be purchased for ~~either~~ daily use (\$2.00/day) and are date specific ~~or for a period of thirty days (\$60.00)~~. Unused days are not refunded and do not carry over.
  - b. Guests using a Guest Card cannot join a club. **Restrictions to club activities may apply.**



- e. ~~After four (4) consecutive months, a House Guest will be considered a resident, and will be charged the normal pro-rata share of membership dues. Members are required to report all residents of a residence in the CA community to the CA office. (Bylaw V, Section 4.) (Amended 2/8/12)~~
- d. c. A member may purchase a guest card for a **visitor guest** for up to 30 days per calendar year. **After 30 days, if a guest remains in the house, CA members are required to report person in residence and be registered with the CA and pay pro rata share of membership dues.**
- e. d. Hillsborough County Firemen and Police Officers assigned to their respective Sun City Center Stations are permitted to use our Exercise Room and Swimming Pools on a space available basis.

**C. Visitor, other than house guest: (deleted)**

- 1. ~~A member may purchase a guest card for a visitor (guest) for up to 30 days per calendar year. (moved above)~~
- 2. ~~Visitors may attend public events without a Guest Card, subject to space limitations and any restrictions on the event by the organizers. deleted~~
- 3. ~~Hillsborough County Firemen and Police Officers assigned to their respective Sun City Center Stations are permitted to use our Exercise Room and Swimming Pools on a space available basis. (moved above)~~

**G. Bingo:** CA members playing Bingo must display their CA ~~identification~~ membership card. Freedom Plaza residents must also display their access card when playing Bingo.

**H. Monday Movies:** CA members attending Monday Movies must display their CA membership card. Freedom Plaza residents must also display their access card when attending the movies.

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