

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 10, 2021
VIA ZOOM**

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Dave Birkett, Treasurer
Ron Matelski, Secretary

Ken Bauer
Kim Roush

Doug Seipelt
Larry Smith

DIRECTORS ABSENT

Gary Bratt
Eric Porr

OTHERS PRESENT

Jonathan Moore, In-Vision Advisors
Lyn Reitz, Community Manager
37 Members 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 7 Directors present.

II. APPROVAL OF MINUTES

Director Roush **MOVED** the minutes of the Board Meeting held on February 10, 2021 be approved as presented. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote.

III. SECRETARY'S REPORT

- 1) Acknowledgements – Secretary Matelski acknowledged that the Potters Wheel Club donated \$300 for the Hardship Fund. He also acknowledged receipt of a \$20,000 grant to the CA on behalf of the Audubon Club from the Environmental Protection Commission of Hillsborough County for the removal of invasive species on the walking trail.
- 2) For the Record:
Secretary Matelski announced that An Action without a Meeting (attached) to approve the engagement letter with Carr, Riggs & Ingram, LLC, Certified Public Accountants to audit the CA's financial position at a cost of \$19,500 and to prepare the tax returns for the year ended December 31, 2020 at a cost of \$2,500 was signed by the Board on February 15, 2021.

IV. PRESIDENT'S REPORT

President Sullivan indicated the CA still needs to pay attention to CDC rules and we do ask that our members wear a mask and keep social distancing. He pointed out that while having the vaccination does protect you, it does not mean you won't contact Covid19. It will help you to not have a serious hospital event or die. We are still not ready to bring in Guests or open up for Bingo, Bridge, etc.

He reported that he and Director Gary Bratt met with Hillsborough County staff for a 4 hour tour of the community going over some of the side streets and some of the issues that everybody has turned in. We're trying to work out a plan with the county on which streets are going to be repaved or are going to be coated. Also discussed work by subcontractors that is not acceptable. We also made contact to see if we could get street sweepers for our community.

President Sullivan announced that the Entertainment Series will be held differently this next season. More information on this will come from Renee Bray, Entertainment Director.

Club activity will be for Sun City Center Community Association members and members from Kings Point who have the gold card. We will not be issuing orange cards for clubs this year.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$4,354,920 at the end of February. The Replacement Fund balance was \$1,576,600 and the Renovation Fund had a balance of \$43,118. The Capital Fund balance was \$2,525,874. There were 43 housing transfers in the month of February and as of March 10th, we already have 39 transfers in. We're off to a good start for the year.

He stated that over the past 9 years, we have had 4,282 housing transfers which averages out to 475 per year. We have been lingering in the upper 400's to lower 500's for the past few years. He stated the real estate market is very robust at this point as he pointed out that we already have 39 transfers in for the month of March as of today.

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) Approve hardship cases for 2021 Dues

Treasurer Birkett **MOVED** that the Board grant hardship waivers for 2021 dues for 17 members. Case Numbers are: #1076 (2 members), 1277, 1456, 1489, 1745, 1820, 2383, 2820, 2839 (2 members), 2948, 2972, 3731, 5136, and 5333 (2 members) as approved by the Hardship Panel. The total of \$5,168.00 will be taken from the Hardship Fund Account #40720-000-1. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approval of Club

Director Smith **MOVED** that the Board approve the West Coast Swing & Country Dance Club as an affiliated Community Association Club. **SECOND:** Treasurer Birkett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Treasurer Birkett **MOVED** the meeting be adjourned. **SECOND:** Vice President Seipelt. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:25 a.m.

AUDIENCE PARTICIPATION

Chat – Asked for an update on the new pool. *That will be in the second phase of the project*

Ron Clark – Regarding smell of natural gas behind the Fitness Center. *The gas company is working on that as we speak.* He also urged the Board to consider allowing guests at our outdoor facilities including the pool.

Sue Nasrani, AAUW, advised that starting tomorrow thru Saturday, Hillsborough Community College will be vaccinating seniors 65 and older on a first come-first served basis. Appointments will be given for the second shot.

Melanie Higgins announced the Audubon Club is going to have an outdoor event at the Nature Trail on April 22nd which is the 51st anniversary of Earth Day. There will be guided tours of the trail beginning around 10 a.m.

Jim Collins – Complimented the Board in getting the vaccines into our community. Great job done. He asked if there was anyone on the Board monitoring what is happening with the Planning Commission? *President Sullivan does review what is happening with the Commission.* Mr. Collins also questioned why the general membership is not allowed to attend the Monday briefings. *They are for organizational purposes. Members are invited to attend Monthly Workshops to discuss upcoming business for the next Board Meeting.*

Ron Clark asked for more transparency on the Monday briefings.

Linda Bleser mentioned that several members of Table Tennis are having trouble playing with their masks on. *We suggest that masks be worn but we cannot mandate a mask rule. It is up to the individual clubs.*



Ron Matelski, Secretary

/crd

Attachments (2)



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

**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

We hereby approve the engagement letter with Carr, Riggs & Ingram, LLC, Certified Public Accountants, to audit the Community Association's financial position at a cost of \$19,500 and to prepare the tax returns for the year ended December 31, 2020 at a cost of \$2,500. This will be expensed from Operations Account #64300-000-1.

Effective this 15 day of February, 2021

DIRECTORS:



Ken Bauer



Dave Birkett



Gary Bratt



Ron Matelski



Eric Porr



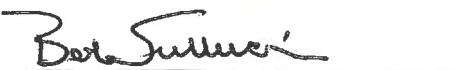
Kim Roush



Doug Seipelt



Larry Smith



Bob Sullivan

Sun City Center Community Association Board of Director's Meeting

March 10, 2021 from Lyn Reitz, Community Manager

Facilities Closed to Guests --- Please remember all Community Association facilities are closed to guests at this time. Please do not try and sneak your guests onto the property as staff is checking badges throughout the day and guests will be asked to leave when found.

COVID Vaccines --- We will not be conducting any additional vaccine events as the vaccine is becoming more readily available in the local Publix, Winn Dixie, Walmart, CVS and Walgreens pharmacies. Please direct your calls to these pharmacies to make an appointment and ask questions regarding the vaccines.

FallFest – We will be starting to work on the upcoming FallFest event scheduled for October 16th. We will keep you posted as we progress closer with more information.

Bandstand Concert --- Mark your calendars for the next bandstand concert scheduled for March 18th starting at 4:30pm. The BBQ food truck will be back 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. It is a great way to stay on top of CA information.

Resident Count --- As of February 28th, total residents were 11,384 and total membership dues were 11,409. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.