

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, MARCH 13, 2019**  
**ROLLINS THEATER**

**APPROVED**

**DIRECTORS PRESENT**

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

Joe Elam  
Jerry Gibson  
Doug Seipelt

Larry Smith  
Bob Sullivan

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
55 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 9 Directors present.

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on February 13, 2019 were approved as submitted.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Coté-Miller reported that Monday Movies had donated \$229 to offset license fees; the Irish Connection had donated \$125 to the Operations Fund and the Dog Owners Group had donated \$500 for fence replacement at the dog park. She also announced that the Oldies but Goodies Club purchased 48 black ice buckets and 48 clear pitchers at a cost of \$261 for use at Community Hall.

**IV. PRESIDENT'S REPORT**

President Sudman's report is attached.

**V. TREASURER'S REPORT**

Treasurer Birkett reported on estimated financials as of February 28, 2019 since they have not been audited yet. The Operating Fund had a cash balance of \$4,123,503. The Capital Fund balance was \$933,293. There were 40 transfers of homes in January. Our budget was for 40 re-sales. The Replacement Fund balance was \$1,229,045 and the Renovation Fund had a balance of \$42,237.

**VII. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

**VIII. STANDING COMMITTEE REPORTS (None)**

**IX. SPECIAL PURPOSE COMMITTEE REPORTS (None)**

## X. NEW BUSINESS

1) Approval of Hardship Cases

Vice President Lewis **MOVED** that the Board grant hardship waivers for 2019 dues for 3 members – Case Numbers: 2397, 2972, and 5136 as approved by the Hardship Panel. The total of \$864 will be taken from the Hardship Fund account #36004. **SECOND:** Secretary Coté-Miller. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approve amendment to Policy VI. Guest Cards

Secretary Coté-Miller **MOVED** that the Board approve an amendment to Policy 6.05.B Guest Cards, Section 2.a to increase cost of guest cards from \$1.00 to \$2.00 per day and to eliminate discount for a period of thirty days (as submitted). This policy change will take effect April 1, 2019. **SECOND:** Vice President Lewis. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approve dissolution of the Academy of Ballroom Dance Club

Director Sullivan **MOVED** the Board approve the dissolution of the Academy of Ballroom Dance Club as an affiliated Community Association Club. **SECOND:** Vice President Lewis. **VOTE:** Directors Birkett, Elam, Gibson, Lewis, Seipelt, Smith, Sudman and Sullivan voted in favor by voice vote. Director Coté-Miller abstained. Motion carried.

4) Approve dissolution of the Bible Study Group

Director Sullivan **MOVED** that the Board approve the dissolution of the Bible Study Group as an affiliated Community Association club. **SECOND:** Director Elam. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5) Approval of the Tropical Fish Club

Director Sullivan **MOVED** that the Board approve the Tropical Fish Club as an affiliated Community Association Club. **SECOND:** Director Smith. **VOTE:** Unanimous in favor by voice vote. Motion carried.

## XI. ADJOURNMENT

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

## AUDIENCE PARTICIPATION

After the meeting, the following members addressed the Board: Peter Aluotto, Paul Shanley, Gary Keach, George Hahn, Donna Armstrong, Peter Steitz, Dorothy Callendar, Francine Webb, and an unidentified member. Their comments can be viewed at <https://vimeo.com/323476645>.



Marilyn Coté-Miller  
Corporate Secretary

MCM:cd  
Attachments (3)

President Sam Sudman's Report – Board of Directors Meeting - 3/13/2019

For those who were not able to attend the Town Hall meeting on 1/30/2019 at Community Hall, a record was set for attendance. Approximately 1400 of your neighbors “stormed” S. Pebble Beach Blvd. They even rived 674 traffic snarls. The consultants and Hillsborough County staff presented the information collected from the initial survey and an overview of golf cart transportation in our area and in other areas. Additional information appeared in the March News of SCC. A follow up survey was posted on several social media sites. There will be another town hall meeting in the coming months for the consultants to present their final proposal.

Construction on 674 is continuing to ramp up. There is a site where you can sign up to receive updates directly from FDOT. Go to <http://www.fdottampabay.com/projects/road/sr-674/all> and sign up. It may not seem that much progress is being made but the activity alongside 674 is necessary for storm water control and to enable the bike path to be painted. No, golf carts will not be permitted. Oh, and about the tree and foliage demolition. Most, if not all, of the trees being removed are too old to survive being dug up and stored for replanting. All that work would be very costly and in the end the trees would likely not survive. We are working with GSCCBC, FDOT and HC to obtain a tree replacement grant. The process is slow and we are not sure about the certainty of an award. Stay tuned.

Some of you may have noticed newly erected signs at 5 of the major “lakes”. These signs were requested by residents living around these bodies of water to reduce access-abuse by outsiders who fish without permission. Nothing is 100% so this effort is intended as a control measure. The water control weirs in these lakes are owned and maintained by HC and are part of flood control. Fishing from these structures can be dangerous and if damaged, can result in flooding during a heavy rainfall.

The current News of SCC has an article by an outstanding member of our community, entitled Community Pride. Check it out. It describes some challenges that confront us and offers some solutions for consideration. In the end, it is up to residential associations and individual property owners to take necessary steps. I have it from a reliable source that additional articles will be forthcoming. A particular area of concern to the residents of SCC, as indicated by the emails and phone calls, is the increase in house rentals and abuse of the age overlay for living in the CA area.

If you travel W Del Webb be aware that the roadway will be closed to through traffic from 3/18 to 4/30 for major storm water repairs. The pipes, referred to as infrastructure, are 60 years old and deteriorating. Leakage during heavy rains contributes to dips in the roadway. These are expensive and extensive projects so scheduling requires budgetary priority. It may take months for a request to be funded and scheduled. We have been very fortunate in having our needs addressed timely.

South Bay Hospital is reaching out to re-gain trust and re introduce itself to our residents. They have started a Sunday brunch for about \$6.00. Check it out. Go to the SBH website or call the hospital for details.

Are you aware of two major organizations in our community that help our members, whose services are life-saving and who depend on volunteers for 100% of their service providers? I am referring to the Meals on Wheels and the Emergency Squad. Check it out for a way to give back and pay forward. Remember, if you personally have a life-saving need and when you call you are told that there is no ambulance available, it is because the only one that is operating is out on another call. You would have to call 911 for a response team. The EMS has 4 ambulances but it takes a team of 3 volunteers to operate it. And remember, there is never any charge for the service.

# **Sun City Center Community Association**

## **Board of Director's Meeting**

March 13, 2019 from Lyn Reitz, Community Manager

**2019 Stickers** --- Make sure to stop in and get your new sticker on your badge. The 2018 sticker is no longer valid.

**Shredding Day** --- We had a good shredding day with over 8700 pounds of items shredded. It was rainy and cold but we still had a good turnout. We will schedule another shredding day later in the year.

**Funfest 2019** --- We are all ready for Saturday's Funfest. Make sure you come and enjoy all of the yummy food, great entertainment and club items for sale. The event runs from 9am to 2pm.

**Membership Meeting** --- Make sure you mark your calendar for the upcoming Membership Meeting on March 20<sup>th</sup> at the adjusted time of 4:00pm at Community Hall.

**Resident Count** --- As of February 28<sup>th</sup>, total residents were 11,346 and total membership dues were 11,469. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

## Proposed Policy Change to be voted on at March 13<sup>th</sup> Board Meeting

*Strike-throughs are deleted, Bold is Revised*

### Policy VI.

#### B. Guest Cards

2.a Guest Cards are dated at the time of issue. They may be purchased for either daily use (~~(\$1.00/day)~~ **(\$2.00/day)** or for a period of thirty days (~~(\$25.00/30 days)~~**(\$60.00)**. ~~Guest cards are issued for daily use periods and.~~ Unused days are not refunded and do not carry over. ~~for succeeding visits.~~

**Effective April 1, 2019**