

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
MEMBERSHIP MEETING
WEDNESDAY, MARCH 20, 2019
4:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

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

Joe Elam
Jerry Gibson

Larry Smith
Bob Sullivan

DIRECTORS ABSENT

Doug Seipelt

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
Deputy Jeff Merry

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Sudman welcomed the membership and called the meeting to order at 4:00 p.m. The membership joined him in the Pledge of Allegiance. A quorum was established with 253 members present.

II. APPROVAL OF MINUTES

The minutes of the October 24, 2018 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

III. TREASURER'S REPORT

- Treasurer Birkett introduced Karen Hauk from Carr, Riggs & Ingram, Certified Public Accountants, who are almost finished with a certified audit of our financial records as of December 31, 2018. They are presenting the CA with an unqualified opinion which means you have the highest level of insurance – no material weaknesses. Everything was consistent with prior years. They are still working on the draft report and when it is completed, a copy will be available in the Library. She thanked the accounting staff for the great job they do each year.
- Treasurer Birkett gave a financial report as of February 28, 2019. The Operating Fund had a cash balance of \$4,123,503. The Capital Fun balance was \$933,293. The Replacement Fund balance was \$1,229,045 and the Renovation Fund had a balance of \$42,237. In January we had 49 transfers of homes and 40 in February. We're exceeding the budget of 38 homes per month. We're in very good shape.

IV. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported on the recent successful FunFest and thanked the staff for all the work they did. She announced it will be held again on Saturday, March 21, 2020. Our next big event will be the pool party on July 4th. We will have entertainment at the pool, entertainment at the bandstand and this year there will be ice cream sandwiches while they last. Will start giving them out around 11:30 a.m. There will also be the annual holiday breakfast in Community Hall from 7:30 a.m. to 11:30 a.m. that morning. She announced that on Shredding Day, they shredded 87,000 lbs. of documents.

V. PRESIDENT'S REPORT

President Sudman's report is attached.

VI. EMERGENCY SQUAD

Robin Watt, representing the Emergency Squad, provided some information about a new emergency program and also a couple of upcoming seminars. The local CERT (Community Emergency Response Team), has taken on a greater area so they are not coordinating the community disaster plan any longer. The Emergency Squad is stepping in to do this. Several meetings are being held with local organizations to coordinate a community disaster plan.

The Emergency Squad purchased eight special phones under a program called Florida Net which is a dedicated priority network to establish communication in a major disaster. The Community Association purchased two of these phones from the Emergency Squad and they will be available to us in the event of a disaster. Otherwise, the Emergency Squad will store the phones for the organizations that purchased them from the Squad.

She also announced several upcoming symposiums on fall prevention, heart health, mental health and dementia.

VII. SENIORS WRAPAROUND PROGRAM

Karen Fredericks gave a presentation on the Seniors Wraparound Program. There is an overwhelming need in our senior community for people who are struggling with multiple needs. There is a lack of knowledge about entitlements for the elderly and a lack of coordination between all the different specialties available to them. Their goal is to improve the lives of the elderly with complex needs by linking them to interventions and activities that they select.

VIII. GOOD & WELFARE

Secretary Marilyn Coté-Miller announced that the CA has started a new Facebook page called "scc community association". In order to reach this page, you must first have a Facebook account. Once you're in Facebook, just search for "scc community association", like the page and you're ready to go. This page is informational only – comments are turned off.

IX. GENERAL DISCUSSION BY MEMBERS

- Bob Volpe asked what steps the CA takes to correct violations against our age restrictions. He also asked about landscaping around the new buildings.
- Melanie Higgins asked if the CA could improve the sound on the videos on the web site.
- Diane Lea expressed concern about the sale of the Community Church.
- Joyce Bruno has a lot of allergies and there are certain areas on the north campus that she cannot go in. She asked if any inspections are being done re. mold, etc.
- John Bowker mentioned that if anyone is using the Tampabay.rr.com email address that they are not getting all of his email notices. He encouraged people to change their address.
- David Floyd announced that Fire & Rescue is promoting a new program called Yellow Dot. You place a yellow dot on the back window of your car and put your picture and any pertinent medical information in your glove box in case you're in an accident.
- Helen Lewis gave Dave Birkett and his committee a pat on the back for a wonderful FunFest.
- Jerry Gibson acknowledged the hard work our Maintenance crew do.

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 5:05 p.m.
(If you wish to view the entire Membership Meeting, please go to <https://vimeo.com/325730872>.)



Marilyn Cote-Miller
Corporate Secretary

President Sam Sudman's Report – Membership Meeting – 3/20/19

The annual HC Neighborhood Conference, previously held in the May-June-July period is being held Nov 2. More about that as we receive information. Applications for project and community awards will be available in April on the HC website.

Construction is progressing on 674. There is a light at the end of the tunnel, as the saying goes. We have received many questions and comments about the trees that have been removed and the damage to the trees along Rickenbacker. The CA is working with the GSCCBC and together we are pursuing a Tree Grant with FDOT to cover tree replacement. We will receive the application packet in April.

The signs that you may have observed at the five large lakes were installed by the County to protect the flood-control weirs, which they own and maintain. Strangers standing on them to fish could get injured or could damage the structure. These signs are an effort to prevent either from happening. A side wishful benefit is to keep strangers from fishing.

I have written, recently, about our age restriction. We are a deed-restricted community to protect the lifestyle of our senior community. If we do not enforce it we could lose it. An increase in home rentals has contributed to an increase in under-age renters. We are pursuing this through our attorneys and Code Enforcement. We need your vigilance, however. If you see any unusual activity in a home or observe underage children coming and going, please let us know. You can remain anonymous. I will be writing about this in future News of SCC.

I have also written and spoken about Community Pride, which focuses on our community appearance. Coincident with that is a program being initiated and sponsored by the Charitable Foundation of SCC, about which you will hear much more in coming days.

If you have noticed the construction between E Del Webb and 301, those are additional medical office buildings. Some are accessible from 301 but are not permitted to exit on to EDW. There will be bollards in place to limit access by cars and trucks.

Finally, your BOD and the CA have been working to improve communication with you, the members. In addition to the News of SCC and the CA email blast and John Bowker's eNews, we are instituting a CA Facebook page. By the way, nothing we do will improve communication if you all do not read the News or read your emails. You will have to access Facebook to benefit from it.