

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
MEMBERSHIP MEETING
WEDNESDAY, MARCH 22, 2017
7:00 P.M. – COMMUNITY HALL

SECRETARY'S REVIEW FOR THE RECORD

DIRECTORS PRESENT

John Luper, President	Dave Birkett	Bob Sanchez
Joe Elam, Vice President	Marilyn Coté-Miller	Bob Sullivan
Jim Schwartz, Treasurer	Helen Lewis	

OTHERS PRESENT

Sam Sudman, Corporate Secretary
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Luper welcomed the membership and called the meeting to order at 7:00 p.m. The membership joined him in the Pledge of Allegiance. A quorum was not established with only 180 members present.

II. APPROVAL OF MINUTES

The minutes of the October 26, 2016 Membership Meeting were distributed to the membership but could not be approved since a quorum was not met.

III. TREASURER'S REPORT

Treasurer Schwartz introduced Laurie Kidder, CPA from the accounting firm of Carr, Riggs & Ingram., who certified our financial position as of December 31, 2015 was fine and in accordance with accounting principles. Lyn Reitz and her staff were very well prepared. Had a clean opinion and did not find any issue with internal control which is all good news for you. The full report is available in the Library.

Treasurer Schwartz reported on financials as of February 28, 2017. The Operating Fund had a cash balance of \$4,003,776. In the Capital Fund, there was a balance of \$1,126,174. The Capital Fund received an additional \$96,776 from the sale of homes during February. The Replacement Fund had a balance of \$919,722 and the Renovation Fund was \$16,418.

IV. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported that 13,540 lbs. of paper were shredded on Shredding Day. It was a great event for our members and will be held again next year. Ms. Reitz clarified a statement she made at the January membership meeting where she stated the monthly cost for the modular units was \$12,000 which was incorrect. The correct rental fee is \$4,324 per month and we will not be charged until Certificate of Occupancy is received from the County. She stated that the office would be closed for the move to the modulars from April 21 to April 25. Guest passes can be picked up at the Fitness Center.

V. PRESIDENT'S REPORT

President Luper first asked Sheriff's Deputy Jeff Merry to make a few announcements. Deputy Merry mentioned that golf cart registration would be held on Friday, March 24, from 9 am to 3 pm at Community Hall. For your golf cart to be registered, you need to have the current sticker which is a white rectangular sticker with the blue Security Patrol shield in the center and includes up to 4 digits. All other stickers are out-of-date and there are no records on them. He also asked the members to be mindful that you can't drive golf carts until after sunrise.

Deputy Merry then mentioned to the audience that Operation Medicine Cabinet would be held on April 7th from 9 am to Noon at Community Hall. They will be collecting expired or unwanted prescriptions and over the counter medicines for proper disposal.

President Luper gave an up-to-date report on the maintenance of the medians on Pebble Beach Blvd. for which the Community Association is now responsible for. He reported that an asbestos survey needs to be completed before a demolition permit can be obtained for the old office building.

VI. GENERAL DISCUSSION BY MEMBERS

Pat Nolle – Concerned about rusty manhole covers, especially a green substance around the cover that is located between 1209 and 1211 Peridot Lane. *Secretary Sudman will check it out.*

Secretary Sam Sudman – FDOT did an extensive study in the timing of the lights on SR674 and made changes to the lights.

Leon Illig asked what was the reason there are a lot of work men cleaning up the North Course. *We understand that ClubLink has reached an agreement with TORO to use that land as a testing area.*

Ken Bauer, who did vote on the new building, was ashamed of the number of people who did not get out and vote on such an important issue. He asked that the Board consider a performance bond for the new building.

Robert Bellendir felt the capacity of our indoor swimming pool was inadequate for the number of people living here. He would like to see a large resort pool with diving boards and a beach with cabanas. He also asked will health care be adequate for the number of new houses in the area. We believe so...with the Emergency Squad, fire station, and South Bay Hospital nearby.

David Steakley wanted to know if there is still any interest in putting up lighted signs like you see on SR674. Yes, we have our Communications Committee working on it.

Dave Maynard also heard that TORO is negotiating with ClubLink to test their new equipment on the North Course.

Frances Myers complained about the number of men in their fast golf carts running her off the golf cart path and the number of people who leave their garbage cans out in front of their house all the time which is very unsightly.

She mentioned to Deputy Merry that people are still making left hand turns from Rickenbacker Drive onto Valley Forge. She also mentioned that on the corner of Cherry Hills Drive and North Pebble Beach Blvd. three water overflows hadn't been attended to in over 20 years.

Don Lynch talked about the beach we had at one time on Swan Lake. Would like to see another one possibly off Rt. 301 where Minto has their maintenance building.

Marilyn Bell stated there was no better place than to be in Sun City Center. However, is very disturbed that landscaping and poles have been placed where they used to be able to park their golf carts when playing Pickleball.

Gert Affayroux stated that the Emergency Squad has been running for 50 years but the biggest problem they have is volunteers. Asked that members think about stepping up and come in and find out what the Emergency Squad is all about. Everyone is trained.

Renee Bray thanked the CA for their new Pickleball court. She noted that the Pickleball Club did donate \$15,000 toward the court. It is the fastest growing sport and does add to our community.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 8:10 p.m.



Sam Sudman
Corporate Secretary

SMS: cd