

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
WEDNESDAY, MARCH 27, 2024
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Jim Collins, Vice President
Debbie Caneen, Secretary
Roger Zieg, Treasurer

Julie Porto
Carrie Blaylock
Nancy McCall

Tony Rickert
Geri Roberts

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Carol Donner, Recording Secretary

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Clark welcomed the membership and called the meeting to order at 3:00 p.m. The members joined President Clark in the Pledge of Allegiance. A quorum was established with 202 members present in-person and 46 present on Zoom.

II. APPROVAL OF MINUTES

The minutes of the January 3, 2024 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

III. PRESIDENT'S REPORT

President Clark recognized Sam and Joanne Sudman who Chaired the event and Frank and Linda Odo were the Vice-Chairs for the July 4, 2023 Community Unity Breakfast. They served over 1,279 meals and raised \$7,540 for the CA. President Clark presented Frank Odo with a certificate of appreciation for their work on the July 4, 2023 Community Breakfast. President Clark also recognized Carol Donner for her work with the CA as the Executive Secretary for the CA for 28 years. Working with 14 Presidents and over 150 Directors with a smile on her face and a great attitude. Carol Donner is retiring on April 5th so President Clark presented Carol with flowers as a thank you for her dedication. President Clark also recognized Alisha Marshall as Carol Donner's replacement.

IV. TREASURER'S REPORT

- Financial as of February 29, 2024

Treasurer Zieg reported the Operating Fund had a balance of \$3,938,817. The Capital Fund balance was \$5,656,058. The Morse Trust Fund balance was \$988,673. The Replacement Fund had a balance of \$1,686,982 and the Renovation Fund had a balance of \$43,461. During March, there were 39 house transfers. We had to refund 3 and had a net of 36 which added \$108,000 to the Capital Fund.

- Carr, Riggs & Ingram, Certified Public Accountants
Audit Report as of December 31, 2023. Karen Hulk from Carr, Riggs & Ingram stated the audit had been completed and with a clean opinion.

Financials for the Audit as of December 31, 2023:

- a) Membership dues were ≈\$3.8M
- b) Capital Improvement fees were ≈\$1.26M.
- c) Expenses for the year were ≈\$4.8M.
- d) Property and Equipment added was ≈\$1.4M.
- e) \$1M was received to go into an endowment to be in perpetuity and the income from the endowment will be utilized as the board sees fit.

V. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz reported that Summer Bandstand will be starting soon. New Activities Director Judy Cesarski will be working on the concerts for Summer Bandstand. There will be one to be held each month for the summer months. The CA will have the July 4th Bandstand event and pool parties, a vendor will be present at the pool for lunch. CA will also have games, music, and fun stuff at the pool party. The CA 4th of July breakfast is pending as we are waiting for volunteers for the breakfast. A CA shredding day is scheduled for Friday April 12th from 9:00 a.m. to 12:00 noon, at the same location, south of Security Patrol on North Course Lane. Shredding day is a CA event only so your membership badge is required, have it on your person/car or a picture of your badge in your cell phone with a current year sticker. Everything must be in either paper bags or boxes. Community Manager Reitz mentioned Activities Director Judy stated that there are still tickets available for our (adult) Comedy and Magic show on April 29th at 7:00 p.m. at Rollins Hall. Tickets can be purchased from Judy for \$20 at the kiosk Monday, Wednesday, or Friday or in the CA office prior to the event.

VI. HILLSBOROUGH COUNTY TRANSPORTATION

Assistant Director Gina Torres, for Hillsborough County Transportation Planning Organization stated that her organization is responsible for long-range planning for the next 20 years and making decisions about where our transportation dollars should be spent and how to fund those projects found important. Assistant Director Torres spoke about a survey to be completed by members of the community and gave a PowerPoint presentation on the survey and how to fill out said survey. A copy of the survey can be picked up at the table or at the CA office. You can view her comments at www.suncitycenter.org under Residents – 2024 Meeting Videos.

VII. HISTORY SOCIETY PRESENTATION

Vivian Jones with the History Society gave a PowerPoint presentation on Community Progression and spending her summers here in Sun City Center. You can view her comments at www.suncitycenter.org under Residents – 2024 Meeting videos.

VIII. PI ARCHITECTS – PHASE 1A AND 1B

President Clark introduced Adam Fritz and Darren Azdell from Pi architects who gave a PowerPoint presentation on Phase 1A and 1B. President Clark recognized the individuals on the Long Range planning committee for all the hard work put into the project. President Clark then gave a PowerPoint

presentation on the financing for the project. Both can be viewed at www.suncitycenter.org under Residents – 2024 Meeting Videos.

IX. GENERAL DISCUSSION BY MEMBERS

The following members addressed the Board:

Carolyn Rosen
Ron Matelski
Peter Aluotto
Rick Souers

Steve Drobnis
Maryann Rowe
Ronnie Tarr
Carl Rowoldt

Kurt Braun
William Cox
Donna Togger

Their comments can be viewed at www.suncitycenter.org under Residents – 2024 Meeting Videos

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 5:47 p.m.



Debbie Caneen
Corporate Secretary

DC: am/cd

President's Report – March 27, 2024 Membership Meeting

Excellent progress has been made on the Central Campus Upgrade project with the Long Range Planning Committee (LRPC) and the Board working closely with Pi Architects (Project Design) and Appono Consulting (Construction Monitor). Later in this meeting, Pi Architects will present the drawings for Phase 1. We requested bids from 5 prequalified General Contractors. We received bids by the March 15th deadline from 3 contractors.

The Capital Fund will be used to pay for the Central Campus Upgrade. The Capital Fund is funded by the \$3,000 paid by home buyers coming into the CA. It is not funded by your \$333 annual dues. There will be a Referendum Vote on April 16 & 17th in which the Board is asking for the authority to expend from the Capital Fund an amount that does not exceed \$4,200,000 for constructing Phase 1A and associated site work. Phase 1A includes the new Applied Arts Building.

The Capital Fund does not have enough money to currently fund both Phase 1A and 1B. Phase 1B includes the new Rollins and the new resort style pool. Phase 1A is the first step in this Upgrade Project and must be built before we can construct Phase 1B. The Board is being financially prudent and will recommend building Phase 1B when sufficient funds are available. We have sufficient funds in the Capital Fund for Phase 1A and we will discuss that in more detail later in this meeting.

Speaking of money, at the January 3rd Membership Meeting I reported that in late December, the Board had received \$988,000 from the Morse Trust. We were hopeful that we could spend it on the Central Campus Upgrade and other Capital projects. However, a review of the Trust documents determined that the rules of the Trust are that the \$988,000 principal must remain intact and only the income can be spent. Any CA expense qualifies for using the Trust income. We appreciate the generosity of Donald & Nancy Morse, and the Board is reviewing several endowment investment alternatives to select the one that best meets the needs of CA members.

Deputy Sheriff Merry has recommended that the Board consider improving the safety of our non-gated community with the installation of license plate reading cameras from Flock Safety. We would need approximately 8 cameras to cover the major entrances into the CA neighborhoods and the annual cost would be approximately \$1.65 per member. We do not have money to cover this cost in the 2024 budget, but the Board is reviewing grant opportunities and considering this for 2025. There is a handout that provides more detail and we appreciate your feedback.

Other handouts on the table by the entrance door include:

- Sign up form for CA email blasts. We encourage everyone to be on this list in order to stay updated on key CA news.

- A Help Us Govern (HUG) volunteer sign up form. We could use extra volunteers for Communications, Fundraising, and July 4th Community Breakfast, plus any other committee you are interested in serving on. The Information Center also needs more volunteers.
- An Information form about the SCCCA- Future Facilities Fund. Donations will help build out our Central Campus Upgrade faster and can even be used for maintenance expenses in the future. We are a 501(c)3 organization, so any donations are deductible if you itemize your tax deductions.

Lastly, there is also a lot of activity going on in various Committees. Please allow me to mention a few and I apologize to those Committees that I do not mention. The Beautification Committee did an excellent job on the new lighted decorative fountain at Community Hall. (Hope you checked it out on your way in today.) The Hardship Committee reviewed Hardship applications for dues and made recommendations to the Board to help members in need. The Internal Audit and Elections Committees have formed a subcommittee to update the Elections Handbook. The Governmental Committee Chair met with County officials and later this year new sidewalks will be installed on Wolf Laurel, Del Webb East & West, and Linger Lane. The Communications Committee is working on updating and improving the website and distributing helpful information with "Did You Know" email blasts. Grants is pursuing grants and Fundraising is putting finishing touches on a program to sell pavers around the newly installed historical marker in front of the CA office building. The Funfest Committee organized and conducted a great event. As always, Long Range Planning is working hard on the Central Campus Upgrade.

These are just some of the activities being taken by the CA Volunteers and we really appreciate all the work so many members do for so many organizations in our community. That is what makes our community so special. As always, let us all be respectful, positive, kind, and have fun in our senior years.