

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 8, 2023
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

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

Cary Blaylock
Gary Bratt
Ron Matelski

Ron Matelski
Kim Roush (via phone)

DIRECTORS ABSENT

Eric Porr

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
77 Members plus 10 via Zoom.

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 8 Directors present.

II. APPROVAL OF MINUTES

Treasurer Zieg **MOVED** the minutes of the February 6th Board Workshop, February 8th Board Meeting and February 23rd Supplemental Meeting be approved as submitted. **SECOND:** Director Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. BOARD DISCUSSION WITH STEWART COURTS, CONTRACTOR

Matt Stewart of Stewart Courts met with the Board to discuss their progress on the Pickleball Courts and Volleyball Courts. He expects the Pickleball Courts to be completed by April 30th. They are still waiting for permits for the Volleyball Courts. His comments can be viewed at the suncitycenter.org web site.

IV. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen reported that the Dog Owners Group had given the CA \$2,000 toward annual maintenance of the Dog Park and that the Duplicate Bridge Club had donated \$2,000 to the Operation Fund.

V. PRESIDENT'S REPORT

President Clark's report is attached.

VI. TREASURER'S REPORT

Treasurer Zieg reported on financials as of February 28, 2023. The Operating Fund had a balance of \$4,192,442.40 at the end of February. The Replacement Fund balance was \$1,654,978.65 and the Renovation Fund had a balance of \$43,387.58. The Capital Fund balance was \$4,954,644.03. There were 23 home transfers in February. To-date in March, we have 18.

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) Approve contract for paving West Campus road to RV Park
Treasurer Zieg **MOVED** that the Board approve a contract with All Phase Paving in the amount of \$24,500 to pave the West Campus road to RV Park. This will be expensed to Account #76900-000-4. **SECOND:** Vice President Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Approval of Budget Chairman for 2023
Treasurer Zieg **MOVED** that the Board approve Jeff Williams as the Budget Chairman for 2023. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. Motion carried. The members of the Budget Committee are: Al Baker, Debra Riley, Sheila Northern, Susan Grosskopf and Diane Baker (non-voting member – Recording Secretary).
- 3) Approve Nuovi Amici Bocce Group as a CA club
Director Blaylock **MOVED** that the Board approve the Nuovi Amici Bocce Group as an affiliated Community Association club. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 4) Adjust Kings Point Gold Card Fee
Vice President Collins **MOVED** that the 2023 Kings Point usage card fee be lowered to \$30 retroactive to January 1, 2023 and a \$95 reimbursement to be issued to current card holders. Holders of the 2023 Dance card may exchange the Dance card for the 2023 Kings Point usage card. The lost card replacement charge shall be \$10 for both the Usage and Dance card.
SECOND: Director Blaylock.

President Clark read a statement regarding this subject and asked that it be included with Minutes (attached).

VOTE VIA ROLL CALL: 5 – 3. In favor: Directors Blaylock, Clark, Caneen, Collins, and Zieg. Opposed: Directors Bratt, Matelski and Roush.
Motion carried.
- 5) Approval of Hardship Cases for 2023 Dues
Director Matelski **MOVED** that the Board grant hardship waivers for 2023 dues for 18 members. Case numbers are: 1076 (2 members), 1277, 1364, 1745, 1984 (2 members), 2464, 2782 (2 members), 2820, 2963, 3731, 4223 (2 members); 5136, and 5333 (2 members), as approved by the Hardship Panel. The total of \$ 5,832 will be taken from the Hardship Fund Account #40720-000-1. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.

- 6) Approval of Co-Chairs for July 4th Community Breakfast
Vice President Collins **MOVED** that the Board approve Linda & Frank Oddo to be Co-Chairs for the July 4th Community Breakfast along with Co-Chairs Joanne & Sam Sudman.
SECOND: Director Caneen. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 7) Approve payment to Ruskin Recreation Center for use of our Volleyball club.
Vice President Collins **MOVED** that the Board authorize \$280.00 to pay Ruskin Recreational Center for use of our Volleyball Club for 2 months.
SECOND: Director Matelski. **VOTE:** Unanimous in favor by voice vote.

XI. GOOD & WELFARE (None)

XII. ADJOURNMENT

Treasurer Zieg **MOVED** the meeting be adjourned. **SECOND:** Vice President Collins.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 10:10 a.m.



Debbie Caneen, Secretary
/crd
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Donna Togger
Joan Fletcher
Richard Davidoff
Trudy Donnelley
Nancy Medeiros
Paul Fales

Their comments can be viewed at <https://www.youtube.com/watch?v=ZyZIVRnzDrw>

March 2003 CA Board President's Report

The Board continues to focus on key issues to better serve CA Members. The Help Us Govern (HUG)-SCC program continues to pay dividends by attracting new volunteers with impressive skills and experience as evidenced by the new Budget Committee members. At the February 8th Board meeting the Board approved the Memorandum of Understanding with Seniors In Service to increase our volunteer resource. The creation of the Beautification Committee and Pool Committees will focus on further improving our facilities.

The Music on the Green Club was approved to provide additional no charge entertainment opportunities to members and we look forward to their first concert on Saturday March 18th at 4PM at the gazebo. To foster Community Unity, the Community Breakfast was approved for July 4th with the Sudman's & Oddo's as co-chairs. Also, Kings Point residents can now participate in CA Monday bingo on a no charge reciprocal basis with Kings Point.

The Board also approved increasing the number of cross play events CA outdoor sports clubs can have on a no charge reciprocal basis with non-CA teams from 4 to 24 annually. Reciprocal means the non-CA team must have a facility at which the CA team competes an equal number of times on a no charge basis. It does not mean that non-CA teams can play here whenever and from wherever they want. They must compete against CA Club teams on a reciprocal basis.

In the name of transparency, minutes are being taken and posted on the website for the Workshop and Supplemental meetings as well as the monthly Board meeting. The February 23rd Supplemental meeting covered many topics including securing liability insurance for the Gazebo concerts and the Kings Point Gold Card fee which will also be discussed today.

In closing, I would like to remind everyone about the Membership Meeting at 3:00 PM on Wednesday March 22 at the Community Hall. The agenda includes a presentation by the Emergency Squad on "How we serve the CA ". CPR and AED demonstrations will be in room #3 before and after the meeting. In addition, refreshments are back starting at 2:30!

Sun City Center Community Association

Board of Director's Meeting

March 8, 2023 from Lyn Reitz, Community Manager

Funfest --- We are preparing for Funfest which is scheduled for this Saturday, March 11th, 9am to 2pm. We hope everyone can attend and enjoy the day.

Shredding Day --- We have another shredding day scheduled for Tuesday, April 4th from 9am to Noon in the same location as the last event which is the parking lot at North Course Lane and North Pebble Beach Blvd. Please bring everything in paper bags or boxes. Please make sure to bring your membership badge as this is for CA members only.

Membership Meeting --- Mark your calendars to attend the membership meeting on Wednesday, March 22nd at 3pm at the Community Hall. We will have cookies!

Hillsborough County Meeting --- Mark your calendars to attend a Hillsborough County Update Meeting for the Safety and Mobility Projects being held on Thursday, March 30th at 6pm in the Community Hall.

Pickleball/Volleyball Court Project --- The Contractor is working on the pickleball courts and should finish up end of April. The contractor has a meeting scheduled with the County regarding volleyball permits and we are asking our commissioner for help in expediting if he can.

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 11,471 and total membership dues were 11,535. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Why lower the KP fee?

Prior to 2020, KP Members could join CA Clubs (who accepted them) without a fee to the CA Board. CA Members could join KP Clubs (who accepted them) without a fee to the KP Federation Board. Club members would just have to pay the Club dues. The CA Board implemented the \$125 KP Usage Fee (aka Gold Card) in 2020 for KP Members who wished to join a CA Club (who accepted them). The KP Federation Board still has no fee for CA members who wish to join a KP club.

The 2020 Gold Card fee was put in place with the CA Board having a limited review with the CA Clubs, nor with any currently known logic on how it was calculated. Consequently, many CA Clubs lost KP members and the Clubs' financial health and quality were diminished. Many Clubs asked the Board for several years for help regarding the Gold Card.....particularly the Card Clubs, Dance Clubs, and Outdoor Sports Clubs.

This year the Board took action to respond to the Clubs' request for a reduction or elimination of the Gold Card fee. This issue was discussed with the Club Presidents in January and February meetings and they provided their feedback about what relief was required for their club. The Board also had a survey of Club Presidents and approximately 63% of the Affiliated Clubs responded. 80% of the respondents said they allow KP members. 77% of the respondents said they would like additional KP members. 61% of the respondents said the \$125 fee was not appropriate. The average of responses said the fee should be \$19 per club. A per club fee is very difficult to implement. In 2019 the average KP member who came to the CA belonged to 1.5 CA clubs. $\$19 \times 1.5 = 28.5$rounded up to \$30.

The health of our CA Clubs is very important not only to our quality of life, but also for attracting new residents and protecting the value of our homes. We want to remain an attractive community with vibrant clubs. The goal of the proposed fee reduction is not to save KP residents money, but to help protect the health of our clubs.

The holder of the KP Gold Card (GC) has much less access to the amenities of the CA than a CA member. Consider the following:

- KP members cannot use the pool, fitness center, or library. The Gold Card only allows them to participate in the Club activities for those Clubs that will accept them.
- KP GC holders can only join the CA Clubs that will accept them.
- CA members are guaranteed the ability to join a CA club. A KP member must be removed to make room for a CA member if the club is full.
- KP members are not grandfathered into a club and can be removed.
- There are currently (8) National and (7) 501(c)3 clubs where KP members can join without the Gold Card and that has not caused an issue with facility usage.
- What is the incremental cost to have a KP member sitting at a card table, dancing at the Community Center, or playing on an outdoor sporting event? Won't \$30 cover

that and potentially generate more total revenue for the CA besides making the clubs healthier with more members and more Club dues collected?

In summary, this proposed policy change is a response to Clubs' request for help and is focused on making our clubs stronger and improving the quality of club membership for those clubs that want KP members. Let's give it a chance to see its impact on Club health, overall CA quality of life, and its financial impact as well. We can protect our facilities while strengthening our clubs and being good neighbors with our other SCC community.