

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 9, 2022
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Kim Roush, Vice President
Ron Matelski, Secretary

Ken Bauer
Gary Bratt
Ron Clark

Jim Collins (via Zoom)
Roger Zieg

OFFICERS/DIRECTORS ABSENT

Eric Porr

OTHERS PRESENT

Dave Birkett, Treasurer
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
55 Members plus 27 via Zoom

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Sullivan 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

Secretary Matelski **MOVED** that the minutes of the February 16, 2022 be approved as submitted. **SECOND:** Director Bratt. **VOTE:** Unanimous by voice vote in favor. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements - Secretary Matelski reported that the CA received \$251 to offset license fees. He also reported that the Sun City Center Library received \$200 from the Estate of Karen Holse.

IV. PRESIDENT'S REPORT

President Sullivan stated that there is a Membership Meeting on March 23rd at 3 pm at Community Hall. ClubLink is going to be there to discuss their property.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$4,389,354 at the end of February, 2022. The Replacement Fund balance was \$1,811,523 and the Renovation Fund had a balance of \$43,379. The Capital Fund balance was \$3,909,944. There were 45 home transfers in February. We're right on budget. We already have 33 in for the month of March.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Long Range Planning Committee/Communications – Vice President Roush’s report of the Long Range Planning Committee is attached.

IX. NEW BUSINESS

1) Approval of Hardship Cases for 2022 Dues

Vice President Roush **MOVED** that the Board grant hardship waivers for 2022 dues for 7 members. Case numbers are: 2782 (2 members), 2201 (2 members), 3731 and 5333 (2 members) as approved by the Hardship Committee. The total of \$2,163 will be taken from the Hardship Fund Account #40720-000-1. **SECOND**: Director Zieg. **VOTE**: 7 – 0 – 1 via roll call. In favor: Directors Zieg, Matelski, Roush, Bratt, Bauer and Jim Collins. Abstained: Director Clark. Motion carried.

2) Approval of Cooking Demonstration Club

Director Bratt **MOVED** that the Board approve the Cooking Demonstration Club of Sun City Center as an affiliated Community Association club. **SECOND**: Director Bauer. **VOTE**: Unanimous by roll call vote. Motion carried.

3) Approve dissolution of Meixner Poker Club

Director Bratt **MOVED** that the Board approve the dissolution of the Meixner Poker Club as a Community Association affiliated club. **SECOND**: Director Bauer. **VOTE**: Unanimous by roll call vote. Motion carried.

4) Review changes to Policy 6.01.B.3.b

Director Clark **MOVED** that the Board review changes to Policy 6.01.B.3.b regarding CA facilities being closed on Thanksgiving Day, Christmas Day and New Year’s Day and at 1:00 pm on Christmas Eve and New Year’s Eve. **SECOND**: Director Zieg. **VOTE** via roll call: 3 – 4. In favor Directors Clark, Zieg and Collins. Opposed: Directors Matelski, Roush, Bratt and Bauer. Motion failed.

5) Review changes to Policy 6.05.H

Director Clark **MOVED** that the Board review changes to Policy 6.05.H on the Kings Point Club Usage Fee known as the Kings Point Gold Card. **SECOND**: Director Zieg. **VOTE** via roll call: 3 – 4. In favor Directors Clark, Zieg and Collins. Opposed: Directors Matelski, Roush, Bratt and Bauer. Motion failed.

X. GOOD & WELFARE

Deputy Jeff Merry spoke about the fraud seminar being held tomorrow at Community Hall. It is good to educate yourself on what is going on. He also mentioned that Operation Medicine Cabinet will be held on March 25th at South Bay Hospital from 8 am to Noon. This is the time to discard all of your old, unwanted or unused prescriptions, vitamins, and over the counter meds including sharp objects and liquids.

XI. ADJOURNMENT

Vice President Roush **MOVED** the meeting be adjourned. **SECOND:** Director Bratt. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:45 a.m.



Ron Matelski, Secretary
/crd
Attachments (2)

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Roger Clark	Judy Paddock
Patricia Mortonsen	Ursula Joyal
Holly Cantrell	John Spencer
Joe Brundige	Larry Smith
Anthony Rickert	Dave Oglesby
Cary Blaylock	Chuck MacDougall
June Fiorelli	Carl Rowoldt
Carol Leslie	Fran Bickler

Their comments can be viewed at <https://vimeo.com/686380349>

Sun City Center Community Association

Board of Director's Meeting

March 9,2022 from Lyn Reitz, Community Manager

Fraud Seminar --- Make sure you plan to attend the fraud seminar tomorrow, March 10th. Doors open for refreshments at 8:30am at the Community Hall. The Sheriff's Department will have guest speakers, prizes, give aways and snacks and discuss important information to make sure you are not taken advantage of by fraudsters.

Bidding Multiple Replacement Projects --- We are bidding multiple projects around the campuses including, painting, sealing, fencing, Shuffleboard and Pickleball Court repairs/replacements. These will all be brought to the Board for review and hopefully approval.

Annual Audit --- We are closing out last year and preparing for the Auditors. The Annual Audit will be presented to the members at the March Membership meeting.

Membership Meeting --- Mark your calendars for the March Membership Meeting at Community Hall. Wednesday, March 23rd at 3pm.

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 January 31st, total residents were 11,496 and total membership dues were 11,544. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

LONG RANGE PLANNING COMMITTEE REPORT

The 2022 LRPC has been meeting weekly to become familiar with project development, financial impacts, and communicating with the community.

In addition to our weekly meetings, we've created five subcommittees to address the most critical aspects of our community:

- Communications
- Rollins Building
- Focus Groups
- Surveys
- Landscaping & Signage

Each of the subcommittees meet weekly and have developed their own timeline based on what they know today. Below are the subcommittees' timelines:

- Communications - enhance communication within community. We are encouraging all CA members to sign up for the CA email blasts and check out our LRPC website page for updates. <https://www.suncitycenter.org/residents/long-range-planning.html>. We also have a LRPC corner in the "The News of SCC" and a spot on the bulletin board in the Atrium for those that do not have email or use the website. In an effort to reach all of the CA members, we are looking at other means of communication.
- Rollins Building - review, tour, and understand the engineering report from GHE, obtain financial information for renovation vs rebuild by mid-April. They will compile their findings that will be shared with the community in the future.
- Focus Groups - two focus groups have taken place. We received many good ideas and derived valuable insights from the focus groups. We plan to host additional focus groups following compilation of the second survey results.
- Surveys – we will be presenting the first survey to the community during the second week of March. We will then compile results and create a second set of survey questions. The goal is to present the second survey to community by first week of April.
- Landscaping & Signage Committee - has toured north and south campuses and medians. They have compiled a list of items that need attention. They are reviewing their findings and will be setting priorities.

After all of the above subcommittees have compiled their results and findings, the LRPC will be hosting a town hall meeting for the community to attend in person or via zoom. We will share all of the above results and findings with the community. The date(s) and time(s) are yet to be determined.