

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MAY 11, 2022  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM**

**APPROVED**

**DIRECTORS PRESENT**

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

Gary Bratt  
Ron Clark  
Jim Collins

Jeff Parsons  
Roger Zieg

**OFFICERS/DIRECTORS ABSENT**

Eric Porr

**OTHERS PRESENT**

Dave Birkett, Treasurer  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
51 Members plus 32 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**

- President Sullivan asked if there were any corrections or additions to the minutes of the April 13, 2022 Board Meeting as submitted. Director Zieg stated that on page 2, Item VIII., the Long Range Planning Committee should not be listed under Special Committees since the Board has not yet approved them as a Special Committee. With that correction noted, Vice President Roush **MOVED** that the minutes of the April 13, 2022 Board Meeting be approved. **SECOND**: Director Bratt. Vote: Unanimous by voice vote. Motion carried.
- President Sullivan asked if there were any corrections or additions to the minutes of the May 2, 2022 Special Board Meeting as submitted. Hearing none, Director Collins **MOVED** that the minutes be approved. **SECOND**: Secretary Matelski. **VOTE**: Unanimous by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements - Secretary Matelski reported that the CA received \$42 from Monday Movies to offset license fees. They also received a grant from the Hearing Loss Association of America in the amount of \$2,500 towards a new hearing loop for Community Hall.

**IV. PRESIDENT'S REPORT**

President Sullivan updated the community on ClubLink. They were scheduled to be here for a meeting on May 25<sup>th</sup> at Community Hall. John Finlayson of ClubLink stated they are not ready, do not have a builder at this point and they look forward to possibly doing it in June. President Sullivan has set aside Community Hall on June 29<sup>th</sup> at 3 pm as a possible meeting date. He also asked

ClubLink if they had contacted the state or the county and at that point in time, the answer was no. He will stay on top of this and as soon as he finds out they have applied to the state or the county, he will let everybody know.

#### V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$3,457,216 at the end of April, 2022. The Replacement Fund balance was \$2,298,483 and the Renovation Fund had a balance of \$43,379. The Capital Fund balance was \$4,219,010. There were 56 home transfers in April. As of this date there are already 46 homes transferred. This has been a robust year.

#### VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

#### VII. STANDING COMMITTEE REPORTS (None)

#### VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

#### IX. OTHER COMMITTEE REPORTS

##### Long Range Planning Committee

Vice President Roush gave an update on the recent survey sent out by the Long Range Planning Committee. The results are on the [www.suncitycenter.org](http://www.suncitycenter.org) website under the Long Range Planning Committee. The top ten from the survey are:

- 1) New bar/dining area,
- 2) Landscaping and beautification throughout the community
- 3) Walking trails/green
- 4) Additional pool (resort style)
- 5) Re-build or complete renovation of the Rollins Theater building,
- 6) Outdoor covered pavilion
- 7) New building/club space
- 8) Outdoor music venue
- 9) Land acquisition
- 10) Additional pickleball courts

On the first survey, they had over 600 responses that pertained to other areas in the community in which they were concerned about. Although they didn't pertain to Capital requests, one of their members, Elysa Hendricks, made a spreadsheet and combined those into a report for the committee. This is also added to our report on the web site.

#### X. NEW BUSINESS

- 1) Approve an addition to Policy V. to allow outdoor sports clubs to host non-CA sports teams  
Director Clark MOVED that the Board approve adding the following to Policy V. Clubs & Organizations:

##### Outdoor Sports Clubs

With the Sports Club's Board approval, Outdoor Sports Clubs may host non-CA sports *teams* to participate in a Club sporting event on CA facilities providing the CA Club participates on an equal reciprocal basis at the visitor's facility. A Club may have a maximum of 24 "cross play" events per year and no guest fee is required. This cross play policy does not apply to National Clubs, 501(c)(3) Clubs, nor to Affiliated Clubs who have a prior agreement with the CA regarding Club sport events against teams with non-CA members. **SECOND:** Director Zieg.

Vice President Roush **MOVED** to amend the motion to change a maximum of 24 “cross play” events to 4 times per year and to add with the approval of the CLD to ensure no conflicts of the utilization of the campus. **SECOND:** Director Bratt. **VOTE ON AMENDMENT:** 4 – 3. In favor: Directors Bratt, Matelski, Parsons and Roush. Opposed: Directors Clark, Collins and Zieg. Motion passed.

**VOTE ON MAIN MOTION WITH AMENDMENT:** 6 – 1. In favor: Directors Bratt, Clark, Collins, Matelski, Parsons, Roush. Opposed: Director Zieg. Motion passed.

- 2) Approve the addition of the Long Range Planning Committee to Policy IV Special Committees  
Secretary Matelski **MOVED** that the Board approve the addition of the Long Range Planning Committee to Policy IV. Special Committees. Their mission statement (as shown on their Web Site) is:

To gather input from residents on future improvements for the Sun City Center Community. To evaluate feedback for capital improvement projects and make recommendations to the CA Board of Directors.

Projects should contain one or more of the following attributes: beautification appeal, safety of community assets and our residents, improved/additional recreational facilities, and improved/additional social common areas. The input will be gathered through new/previous surveys (Survey Monkey) and community focus groups.

Projects will be prioritized according to their ability to attract new buyers to the community, maintain and increase property values and improve the quality of life for the residents of the Sun City Center Community Association.

**SECOND:** Vice President Roush. **VOTE:** 5 – 2. In favor: Directors Bratt, Collins, Matelski, Parsons, and Roush. Opposed: Directors Clark and Zieg. Motion passed.

- 3) Approve change of name of club:

Director Bratt **MOVED** that the Board approve changing the name of the West Coast Swing & Country Dance Club to Swing & Country Dance Club. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor. Motion passed.

- 4) Approve change of name of club

Director Bratt **MOVED** that the Board approve changing the name of the Ballet for Seniors Club to Ballet/Tap for Seniors Club. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor. Motion passed.

## **XI. GOOD & WELFARE**

Director Bratt stated the new target dates for re-surfacing North Pebble Beach Blvd is July 1<sup>st</sup> with the Rickenbacker re-surfacing scheduled for June 15<sup>th</sup>. They estimate it will take about 6 weeks to complete the North Pebble Beach project and about 3 months to complete Rickenbacker.

He also mentioned that he and Bob Sullivan met with county officials to discuss our water situation. It is anticipated that a new pressure valve project should be completed by December, 2023.

## **XII. ADJOURNMENT**

Vice President Roush **MOVED** the meeting be adjourned. **SECOND:** Secretary Matelski.  
**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:55 a.m.



Ron Matelski, Secretary  
/crd  
Attachment

## **AUDIENCE PARTICIPATION AFTER THE MEETING**

The following members addressed the Board:

Ellen Anderson  
Cary Blaylock  
Debbie Caneen  
Linda Grabowski

Vern Hendricks  
Skip Jackson  
Michael Newsom

# **Sun City Center Community Association**

## **Board of Director's Meeting**

**May 11, 2022 from Lyn Reitz, Community Manager**

**Public Service Announcement** --- Please do not throw lit cigarettes or cigars from your golf carts or cars into the medians. We are in drought conditions and have had two fires started and damage done. This could be a very dangerous issue.

**July 4<sup>th</sup> Event** --- We will again celebrate July 4<sup>th</sup> and have music at the Bandstand, food and free ice cream sandwich's this year. There will be entertainment from 11am until 3pm. We are hoping for our food vendor to serve breakfast and lunch. We will bring more information as we receive it.

**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](mailto:sccboard@suncitycenter.org). It is a great way to stay on top of CA information.

**Resident Count** --- As of April 30<sup>th</sup>, total residents were 11,473 and total membership dues were 11,583. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.