

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, MAY 8, 2019**  
**ROLLINS THEATER**

**APPROVED**

**DIRECTORS PRESENT**

Sam Sudman, President  
Helen Lewis, Vice President  
Marilyn Coté-Miller, Secretary  
Dave Birkett, Treasurer

Joe Elam  
Jerry Gibson  
Doug Seipelt

Larry Smith  
Bob Sullivan

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
33 Members

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on April 10, 2019 were approved as submitted.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Coté-Miller reported that the Men's Club had donated \$200 for Emergency Squad Health Symposium, the Scandinavian Club donated \$100 to the History Society and Monday Movies had donated \$247 to offset license fees.

The following clubs donated to 2019 FunFest expenses:

Lawn Bowling Club	\$213
Men's Club	\$170
Organ & Keyboard Club	\$123

**IV. PRESIDENT'S REPORT**

President Sudman's report is attached.

**V. TREASURER'S REPORT**

Treasurer Birkett reported on estimated financials as of April 30th. The Operating Fund had a cash balance of \$3,262,112. The Capital Fund balance was \$1,072,035. There were 41 transfers of homes in April. The Replacement Fund balance was \$1,736,365 and the Renovation Fund had a balance of \$42,237. Total funds: \$6,112,879. All the financial statements are in the Library.

**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) Approval of purchase of new Pool Lift for the Walking Pool  
Treasurer Birkett **MOVED** that the Board approve the purchase of a Pool Lift for the indoor walking pool from Aqua Creek Products at a cost of \$10,086. This will be expensed from the Replacement/Reserve Account #76500-000-4. **SECOND:** Vice President Lewis. It was announced that the Men's Club will be donating \$5,000 toward this purchase. **VOTE:** Unanimous in favor by voice vote. Motion carried.
  
- 2) Approval of "Let's Dance Ballroom Dance Club"  
Director Sullivan **MOVED** that the Board approve the "Let's Dance Ballroom Dance Club" as a Community Association affiliated club. **SECOND:** Director Sullivan. **VOTE:** Unanimous in favor by voice vote. Motion carried

**XI. ADJOURNMENT**

Vice President Lewis **MOVED** the meeting be adjourned. **SECOND:** Director Elam.  
**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:18 a.m.

**AUDIENCE PARTICIPATION**

After the meeting, the following members addressed the Board: Peter Aluotto, Doug Printy, Gene Torok, Betty Dean and Bill Dean. Their comments can be viewed at <https://vimeo.com/334922213>.



Marilyn Coté-Miller  
Corporate Secretary

MCM:cd  
Attachments (2)

## President's Report

1. The cross walk being constructed on N. Pebble Beach is a project of Hillsborough County Department of Public Works. It addresses the needs of our residents under the Americans with Disabilities Act to ensure safe crossing of N. Pebble Beach to access the Community Association campus and to avail themselves of the activities and administration offices. No CA funds were expended on this project.
2. As previously reported, the CA had been approached by the leadership of the United Church of Christ, located at 1501 La Jolla Ave., to see if the CA was interested in purchasing the property since the membership of the Church had determined that they were putting the property up for sale. The CA conducted due diligence by contracting with professional appraiser and inspection companies to guide us in determining what a reasonable offer to purchase would be that would meet the needs of the CA membership. The inspection disclosed the need for repairs and maintenance, which the Church disputed. An offer was subsequently made, which the Church did not accept. They did not come back with a counter offer. We will continue to keep communication lines open but we will move on with plans to develop ideas and costs based on previous long-range plans developed by the membership. Once we have preliminary design and cost figures we will present them and gather additional ideas and input from the membership before finalizing plans for the next phase of modernization. As noted previously, any final plans including costs will be presented to the membership in a referendum for approval.
3. Construction on SR674 continues, albeit slowly, because of improvements required from the County on water and sewer changes directly north of SR 674 before the project can continue.
4. The CLD and Assistant CLD, with guidance from the BOD and CA manager, are continuing a detailed review of all clubs and associated organizations documents to be sure they are current and in compliance with CA requirements. New guidelines to establish and for ongoing operation of all clubs are being finalized and will be presented by the CLD in special meetings in the very near future. You will be informed of meeting times and location.
5. Like the SR674 project, it is the Hillsborough County utility work which is impacting the contractor's progress on the US 301 project. Two major utilities have been installed as part of the project. Before they can be activated, they undergo a testing and permitting process which has proven to be very lengthy - it began in December 2018 and must be completed before work can proceed. One of the lines, the last section of new 36" water main from Big Bullfrog Creek south to SR674 was successfully tied in two weeks ago. There has been an upswing in activities in that area in the last couple of weeks – removal of the existing watermain and drainage installation. As the drainage is completed road building will begin. The other line, the last section of the new 20" force (sewer) main from Big Bullfrog Creek to just south of Balm Road, is approaching the completion of testing with tie-in expected mid-month. After tie-in, there will also be an upswing in activities north of Big Bullfrog Creek.

# **Sun City Center Community Association**

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

May 8, 2019 from Lyn Reitz, Community Manager

**July 4<sup>th</sup> Pool Event** --- Mark your calendar for the July 4<sup>th</sup> breakfast at Community Hall and then the Pool Party with Karaoke at the pool, music at the Bandstand, Food Vendor with hamburgers, corn dogs and more and free ice cream starting at 11:30am while it lasts.

**Mobility Study Meeting** --- Mark your calendar for the upcoming Mobility Study Meeting scheduled for tomorrow, May 9<sup>th</sup> from 4pm to 6pm.

**Hurricane Preparedness Meeting** --- Mark your calendar for the upcoming Hurricane Preparedness Meeting on Tuesday, June 4<sup>th</sup> at 1pm. Please make sure to have you CA badge as this is for CA Members only. There will be some great giveaways.

**Resident Count** --- As of April 30<sup>th</sup>, total residents were 11,367 and total membership dues were 11,485. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.