

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, NOVEMBER 8, 2017**  
**ROLLINS THEATER**

**APPROVED**

**DIRECTORS PRESENT**

John Luper, President  
Joe Elam, Vice President  
Jim Schwartz, Treasurer

Dave Birkett  
Jerry Gibson  
Helen Lewis

Marilyn Coté-Miller  
Bob Sanchez  
Bob Sullivan

**OTHERS PRESENT**

Sam Sudman, Corporate Secretary  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
Chris Dinklage, InVision Advisors  
25 Members

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

President Luper 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 October 11, 2017 were approved as submitted.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Sudman reported that the Monday Movies donated \$255 toward licensing fees. The Sun City Line Dancers Club donated \$200 to the Hardship Fund and the SCC Master Swim Club donated \$414 toward pool expenses. The Lawn Bowling Club contributed \$1,000 toward well repairs.

Secretary Sudman also announced that on Tuesday, November 14<sup>th</sup> from 4 p.m. to 7 p.m. at the South Shore Library on 19<sup>th</sup> Avenue, N.E. in Ruskin, FDOT will be giving a presentation on the widening of US 301.

**IV. PRESIDENT'S REPORT**

President Luper thanked Janet Ditmore and her committee for another successful Hi Neighbor event on November 9<sup>th</sup>. He announced that tonight is Meet the Candidates Night. This is a chance to ask questions and we hope for a big turnout. Everybody should have gotten their copy of the News last Saturday and hope that people take the time to go through it to see what the candidates are all about. Absentee ballots were also included in the paper. The ballot box is at the office. The actual voting will take place on December 5<sup>th</sup> & 6<sup>th</sup>. In reference to article on honoring our veterans in the November issue of the NEWS in which it was stated that we did not currently have a memorial to honor our veterans, he corrected that by advising that Caloosa Trace does have a veterans' memorial.

**V. TREASURER'S REPORT**

Treasurer Schwartz reported on financials as of October 31, 2017. The Operating Fund had a cash balance of \$1,704,126. The Capital Fund balance was \$633,891. There were 46 home transfers which netted \$80,866.74 to the Capital Fund. The Replacement Fund balance was \$1,185,325 and the Renovation Fund had a balance of \$16,756.

**VI. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

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

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

**IX. OWNER'S REPRESENTATIVE REPORT**

Chris Dinklage of InVision Advisors gave an update on the new CA building. They're now mostly doing inside work; drywall being installed, tile in the bathrooms, etc. The roofing should be completed prior to Thanksgiving. They're moving very quickly now.

**X. NEW BUSINESS (None)**

**XI. ADJOURNMENT**

Director Lewis **MOVED** the meeting be adjourned. **SECOND:** Director Lewis.

**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:15 a.m.

**AUDIENCE PARTICIPATION**

After the meeting, the following members addressed the Board: Ken Bauer, Bob Goetz, Juanita Butte, and Salvina Tannenholz. Their comments can be viewed on [www.suncitycenter.org](http://www.suncitycenter.org) under Association/Meeting Videos.



Sam Sudman, Corporate Secretary

MSS:cd

Attachment

# **Sun City Center Community Association**

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

**November 8, 2017 from Lyn Reitz, Community Manager**

**CA Office Building** --- The construction is running right on schedule with no issues. Our Owners Rep. will be filling us in on more a little later in the meeting.

**2018 Dues Coupons** --- Coupons will be mailed around the second/third week of December. You must pay through the bank and not at the CA Offices. Please wait at least 10 days after payment to come in for your updated sticker. If your badge is old and damaged please make sure you allow time to get a new one, at no charge when you come in.

**Shredding Day** --- Shredding Day is scheduled for March 13<sup>th</sup>, 9:00am to Noon in the parking lot area to the north of the CA temporary offices. We hope that you will take advantage of this event.

**Golf Cart Parade** --- We now have a theme which is "Holiday Movie Magic and Memories". We also have a Grand Marshall which is Bill Bullock the Vice President from the Developer, Minto Communities. The parade date is Saturday, December 9<sup>th</sup> at 10am. Applications are available in the CA Office, on the CA Website and I have some at the table.

**Holiday Walk and Breakfast** --- The Committee is in the planning process for the Breakfast which is Saturday, December 2<sup>nd</sup> in the Florida Room. The Clubs will also be open for your shopping pleasure.

**Resident Count** --- As of October 31<sup>st</sup>, total residents were 11,329 and total membership dues were 11,619. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.