

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 12, 2020
VIA ZOOM**

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Dave Birkett, Treasurer
Ron Matelski, Secretary

Eric Porr
Kim Roush

Doug Seipelt
Larry Smith

DIRECTORS ABSENT

Jerry Gibson, Vice President

OTHERS PRESENT

Jonathan Moore, In-Vision Advisors
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
41 members 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 7 Directors present.

II. APPROVAL OF THE MINUTES

Treasurer Birkett **MOVED** the minutes of the Board Meeting held on October 12, 2020 be approved as presented. **SECOND:** Director Porr. **VOTE:** Unanimous in favor by voice vote.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Matelski acknowledged the following donations: \$2,000 from the Duplicate Bridge Association for Operations; \$2,400 from the Pickleball Club towards a patio cover and \$1,500 from the Softball Club toward annual maintenance of the Softball Field.

IV. PRESIDENT'S REPORT

President Sullivan stated that yesterday afternoon, they held the “meet the candidates” event via Zoom to introduce the candidates running for the Board of Directors. There were roughly 80 people on line. All of the candidates did very well.

V. TREASURER'S REPORT

Treasurer Birkett reported on financials as of October 31, 2020. The Operating Fund had a balance of \$2,124,473. The Replacement Fund balance was \$1,636,261 and the Renovation Fund had a balance of \$43,115. The Capital Fund balance was \$2,359,701. There were 63 home transfers in October for a total of \$132,000 for the Capital Fund. There have been 411 transfers this year-to-date. In 2019, there were a total of 505 home transfers. Highest month in 2019 was 58 in February.

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 Report Director Seipelt, Chair, updated the members on the status of the new building. Nothing has changed....no debt...no debt...no debt. We're on track and everything is running very smoothly behind the scenes. We're looking at sometime in late 2022 for this building to be built and potentially open. We can't do anything with the Town Hall building until the new building is built because we have a lot of people we have to move. Our Owners Rep, Jonathan Moore, confirmed that we are right on schedule.

IX. NEW BUSINESS

- 1) Approve Judges and Tellers for the Elections Committee
Director Seipelt **MOVED** that the Board approve the Judges and Tellers for the Elections Committee as submitted by Co-Chairs Gloria Fitzgerald and Debi Tourangeau (attached) for the remainder of 2020. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Approve replacement of two Treadmills in the Fitness Center
Treasurer Birkett **MOVED** that the Board approve the replacement of two Treadmills in the Fitness Center from Fit Rev in the amount of \$13,362.30. This will be expensed from Replacement/Reserve Fund #76700-000-4. **SECOND:** Director Seipelt. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Treasurer Birkett **MOVED** the meeting be adjourned. **SECOND:** Director Smith.
VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 9:10 a.m.

AUDIENCE PARTICIPATION

Ron Clark asked for the location of the shredding truck. (*It will be in same location as last year - off of North Course Lane where the modulars were.*) He also asked for the names of the Elections Judges and Tellers. (*The list will be attached to the draft minutes which will be available on our web site when completed.*)

Sally (?) – Asked if zoom meetings will continue when we are able to have live meetings. (*Yes, we are going to try to incorporate it.*)

Ron Tarr, who continues to check the Fitness Center with his own carbon dioxide detector, discussed his concern once again. *Jonathan Moore, our Owner's Representative, stated that carbon dioxide Detectors are not that accurate when taken as a single test in a single location. He is very confident that our buildings meet County Codes for the recommended CO2 levels.*



Ron Matelski, Secretary
/crd
Attachments (2)

Sun City Center Community Association Board of Director's Meeting

November 12, 2020 from Lyn Reitz, Community Manager

Shredding Day --- We have scheduled a shredding event for January 12th, 9am to Noon in the same location as last year.

Bandstand Concert --- Don't forget there was a bandstand concert that was scheduled for tonight and it has been moved to Thursday, November 19th starting at 4pm. There will be a couple of food trucks available for purchasing from.

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 scboard@suncitycenter.org. It is a great way to stay on top of CA information.

Resident Count --- As of October 31st, total residents were 11,418 and total membership dues were 11,457. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

ELECTIONS COMMITTEE -2020

JUDGES

Bancroft, Rachel
Collom, Lori
Faron, Erma
O'Karma, Donna
O'Karma, Ray
Prather, Sabine
Pliska, Maggie
Rollins, Betty
Rollins, Kyle
Walker, Gail
Zeller, Bill
Zeller, Carol

TELLERS

Barnes, Nancy
Bartosh, Valeria
Booth, Douglas
Booth, Brenda
Borchert, Sheila
Courter, Eileen
Fallon, Fran
Fallon, Sr Thomas
Fitzgerald, Phyllis
Frasser, Cricket
Kuhn, Uta
McGrath, Kim
Synder, Joanna
Stanhope, Karen
Faron, Erma
Schneider, Barbara
Schneider, Jack