

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 8, 2023
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

Ron Clark, President	Tom Arthur	Nancy McCall
Jim Collins, Vice President	Carrie Blaylock (via Zoom)	Julie Porto
Debbie Caneen, Secretary (via Zoom)	Geri Roberts	
Roger Zieg, Treasurer		

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
18 Members and 21 via Zoom.

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark 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.

At this point, he mentioned the candidates for election to the Board: Running for the one two-year position were: Gary Taylor, Fred Francis and Nancy McCall. Running for the three three-year terms were: Julie Porto, Tony Rickert, Geri Roberts and Amber Stephens-Gronovius.

II. APPROVAL OF MINUTES

Vice President Collins **MOVED** the minutes of the October 2, 2023 Board Workshop, the minutes of the October 11, 2023 Board Meeting, the minutes of the October 16, 2023 Special Board Meeting, the October 26, 2023 Supplemental Meeting and the October 30, 2023 Board Workshop be approved as submitted. **SECOND:** Treasurer Zieg. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Because Secretary Caneen was on Zoom and had poor internet connection, President Clark asked Vice President Collins and Treasurer Zieg to read her reports.

Acknowledgements – Treasurer Zieg reported that the CA had received \$5,000 from the Pickleball Club toward lighting at the Pickleball Courts. President Clark pointed out that this is only half of their donation. They are actually donating \$10,000 but could only write check for \$5,000 at a time.

For the Record

Vice President Collins read an Action in lieu of a meeting of the Board of Directors (copy attached) that the Board appointed on October 16, 2023, the following new Chairs for the balance of 2023: Governmental Affairs Committee – Jim Collins; Consumer Affairs – Tom Arthur; CO-AP – Carrie Blaylock; FunFest – Carrie Blaylock; Web Site Committee – Geri Roberts; Communications – Geri Roberts; and Hardship Panel – Roger Zieg.

Certification of Membership Vote on Bylaw Changes

Treasurer Zieg announced that Secretary Caneen had certified (attached) the results of a membership vote held at the Membership Meeting on October 25, 2023 on bylaw amendments. The result of the vote was 373 in favor and 101 against.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of October 31, 2023. The Operating Fund had a balance of \$1,728,271 at the end of October. The Replacement Fund balance was \$1,868,580 and the Renovation Fund had a balance of \$43,453. The Capital Fund balance was \$5,383,859. There were 38 home transfers in October with a net balance of \$111,000 into the Capital Fund.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

IX. NEW BUSINESS

- 1) Approve support of Nuovi Amici Bocce Club to use Kings Point facilities
Treasurer Zieg **MOVED** that the Board approve the cost of \$5.00 per Nuovi Amici Bocce Club member per day paid monthly to Kings Point at a maximum of \$350 per month for the use of Kings Point bocce courts temporarily until courts can be constructed on CA property. This will be expensed to Operations Account #66800-000-1 Contingency. **SECOND:** Director Porto. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Approve combining Communications, Public Relations and Web Site into one committee.
Vice President Collins **MOVED** that the Board approve combining the following committees Communications, Public Relations and the Web Site into one committee called Communications-Web Site Committee and that Geri Roberts will be Chair of that combined committee. **SECOND:** Director McCall. **VOTE:** Unanimous in favor by voice vote. Motion approved.
- 3) Approve funding of \$22,500 to PI Architects for additional services.
Treasurer Zieg **MOVED** that the Board approve a PI Architects contract in the amount of \$22,500 for change in scope of the original master plan Phase 1a & b contract. This will be expensed to Capital Fund Account #64612-000-2. **SECOND:** Vice President Collins. **VOTE:** Unanimous in favor by voice vote. Motion approved.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Porto **MOVED** the meeting be adjourned. **SECOND:** Director Blaylock. Unanimous in favor by voice vote. The meeting was adjourned at 9:32 a.m.



Debbie Caneen, Secretary

/crd

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Elysa Hendricks
Peter Aluotto
Linda Grabowski
Becky Barnett
Paul Wheat
Donna Togger
Ron Matelski
Bobby Dugan
Kathy Forthofer
Betsy Burns

Their comments can be viewed at <https://www.youtube.com/watch?v=r6n3LyMjeP8>



**Sun City Center Community Association, Inc.
1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573**

**ACTON BY WRITTEN CONSENT IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS**

We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

The Board of Directors hereby appoints the following Chairs for the balance of 2023:

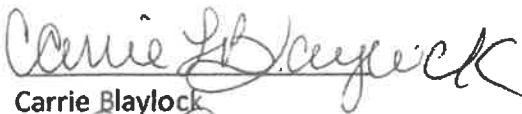
Governmental Affairs Committee - Jim Collins
Consumer Affairs - Tom Arthur
CO-AP - Carrie Blaylock
FunFest - Carrie Blaylock
Website Committee – Geri Roberts
Communications – Geri Roberts
Hardship Panel – Roger Zieg

Effective this 16th day of October, 2023

DIRECTORS:



Tom Arthur



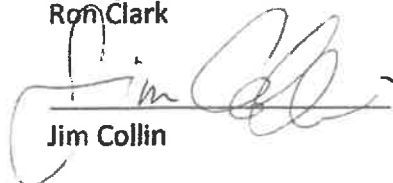
Carrie Blaylock



Debbie Caneen



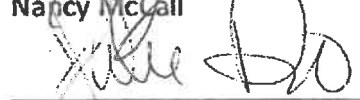
Ron Clark



Jim Collin



Nancy McCall



Julie Pokto



Geri Roberts



Roger Zieg



**Sun City Center Community Association, Inc.
1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573**

**SECRETARY'S CERTIFICATION
October 25, 2023 – MEMBERSHIP BALLOT VOTE
ON BYLAW AMENDMENTS**

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called membership vote to approve amendments to Bylaw VIII and Bylaw IX was held on October 25, 2023 during a membership meeting held at 3 pm at Community Hall.

The result of the ballot vote was:

In favor 373

Against 101

A copy of the "Official Ballot" is attached as well as the certified results.

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 26th day of October, 2023.

**Debbie Caneen
Corporate Secretary**

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
OFFICIAL BALLOT VOTE – BYLAW AMENDMENTS
MEMBERSHIP MEETING – OCTOBER 25, 2023, COMMUNITY HALL, 3:00 PM**

Code: Deletions are where the existing text is struck through. Added new text is underlined & italicized.

Bylaw VIII – Referendum. Section 1.

ADD TO END OF SECTION 1: *If two or more members maintain a common household at the same address, a single notice mailed to that address shall satisfy the notice requirements of this section.*

Bylaw IX – Voting Procedures

Section 1 – General

- (a) Election ~~Judges and~~ Tellers shall be selected by the Elections Committee *Chair or Vice Chair* and ~~appointed~~ *approved* by the Board. ~~Judges and Tellers~~ *The Elections Committee Chair or Vice Chair* shall supervise all necessary voting procedures and certify *the* results of the vote.
- (b) ~~Judges and~~ Tellers will use a system established by the Elections Committee *Chair or Vice Chair* and approved by the Board to ensure that only authorized votes are cast.
- (d) If paper ballots are used, the Tellers will tabulate the results in the presence of ~~such Directors and representatives of interested parties~~ who desire to attend. *Any candidate can make a request to the Corporate Secretary for a poll watcher. Any current CA member can make a request to the Corporate Secretary to be a poll watcher concerning an issue being voted on. Any request must be submitted in accordance with guidelines approved as policy by the Board of Directors.*

Section 3 – Mail Ballot

~~A mail ballot, sent to all members, may be authorized by the Board of Directors, (Article XI) to change the Articles of Incorporation. (To be in conformance with the Articles of Incorporation.)~~

Do you favor the above amendments to Bylaws VIII and IX as indicated above?

YES

NO

SUN CITY CENTER COMMUNITY ASSOCIATION, INC.

BALLOT REPORT FORM

VOTE ON BYLAW AMENDMENTS AT MEMBERSHIP MEETING

OCTOBER 25, 2023

Amendments to Bylaws VIII, Referendum, Section 1;
Bylaw IX, Voting Procedures, Section 1 (a) (b) (d) and
Section 3 – Mail Ballot. (As shown on attached ballot)

Do you favor the above amendments to Bylaws VIII
and IX as indicated above?

Ballot Votes	Yes <u>75</u>	No <u>16</u>
Proxy Votes	Yes <u>298</u>	No <u>85</u>
TOTAL VOTES:	YES <u>373</u>	NO <u>101</u>

474 total votes

We, the undersigned, do hereby certify that the above information is true and correct:

Erma Faron

Erma Faron
Chair
Elections Committee

Dorothy Anderson

Dorothy Anderson
Vice Chair
Elections Committee

10/25/2023
Date

November 8th Board Meeting – President’s Report

The Board is back to full staff with Julie Porto, Geri Roberts, Nancy McCall, and Tom Arthurs appointed by the Board at the October meeting to serve in a term that expire January 3, 2024. All have already made significant contributions to the Board on several issues. The Long Range Planning Committee (LRPC) has appointed some new members and we still have some openings there if you wish to apply to join and help in the Central Campus Upgrade project.

The Design of the new Applied Arts Building is under way as Pi Architects has 50% of the Design process completed. Along with a Long Range Planning Committee representative and Community Manager Reitz, Pi Architects met with the Club Boards for all 5 clubs that will be moving to the Applied Arts Building to discuss the specific design features for their Club rooms. I understand that the meetings went well, and all five Clubs are pleased about their future new rooms.

As Pi Architects presented at the October 25th Membership Meeting, the Pottery, Ceramics, Stained Glass, and Weavers Clubs will be located on the Cherry Hills Drive front side of the building with display windows to provide a Main Street vibe. Billiards will be located in the rear of the building towards the shuffleboard courts. As presented at the October 25th Membership meeting, the September 13th decision by the Board saved over \$300,000 in expense and preserved the use of the Armstrong and Heritage rooms for over 900 member meetings per year. This decision was in the best interests of the Community Association members and should not have triggered such controversy, acrimony, and personal attacks.

As mentioned in a recent What’s New email blast, this decision did not lose any grant money for the CA. The former Grants subcommittee of the LRPC had not even applied for a grant. You can’t lose something you never applied for. The current Grants subcommittee under the leadership of Nancy McCall has applied for 3 grants totaling \$70,000 and are reviewing other potential grants. Members can also make donations to the SCCCA Future Facilities Fund. The sooner we raise money for the Central Campus Upgrade, the sooner we will be able to complete it.

Recently the Board was approached by Security Patrol leadership about providing approximately one acre of land for an Emergency Center to include facilities for Patrol, Emergency Squad, and the Sherriff’s Department. The proposed location was in the open space on the north side of the central campus. Although these operations provide very worthy services to CA members, the Board could not commit to providing this land at this time due to our very limited open land and many unknowns regarding our future needs that may require use of this property for CA facilities.

Lastly, let us all practice Community Civility. Do not let other people define for you who someone else is. The volunteers on Boards, Committees, Clubs, and HOA’s are all doing what they believe is best for their organization. Let us all be positive, respectful, kind, calm, and have fun in our senior years.

Sun City Center Community Association Board of Director's Meeting

November 8, 2023 from Lyn Reitz, Community Manager

Volleyball Court Project --- Everything has now been submitted to the County and we are awaiting reply. As soon as the permit is issued the contractor will begin clearing the land.

Shredding Day --- Happening right now until Noon. If you are going to miss this one, we will schedule another shredding day early next year.

Golf Cart Parade --- Mark your calendars for the Annual Holiday Golf Cart Parade on Saturday, December 2nd. The parade starts at 10am and there will be prizes, giveaways, and refreshments. The theme this year is "It's a Wonderful Life." Entry applications can be picked up at the office or downloaded from the website.

Funfest --- We will begin the preliminary discussion for Funfest 2024 soon. Make sure you mark your calendars for Saturday, March 9th.

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 October 31st, total residents were 11,415 and total membership dues were 11,465. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.