

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

**APPROVED**

**DIRECTORS PRESENT**

Bob Sullivan, President  
Kim Roush, Vice President  
Ron Matelski, Secretary  
\*Via Zoom

Gary Bratt  
Ron Clark  
Jim Collins

Jeff Parsons  
Eric Porr  
Roger Zieg

**OTHERS PRESENT**

Dave Birkett, Treasurer  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
23 members plus 9 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 9 Directors present.

**II. APPROVAL OF MINUTES**

Secretary Matelski **MOVED** the minutes of the October 12, 2022 Board Meeting be approved as submitted. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Minutes approved.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Matelski reported that no donations were made in the past month

**IV. PRESIDENT'S REPORT**

President Sullivan acknowledged our three-year candidates for the Board: Eric Porr, Debbie Caneen, Dan Osborne, Jeff Parsons, Carrie Blaylock and Tony Rickert. He also acknowledged Rose Meyers and Ron Matelski for running for the one-year position.

He mentioned that Ron Clark and 8 of his friends handled the parking for the Hi Neighbor event. Not an easy job because when you tell people they can't park in a certain area, you have to put up with a little bit of discussion and Ron advised me that Gary Taylor did an excellent job in handling those situations.

**V. TREASURER'S REPORT**

Treasurer Birkett reported the Operating Fund had a balance of \$2,039,956 at the end of October, 2022. The Replacement Fund balance was \$1,934,770 and the Renovation Fund had a balance of \$43,382. The Capital Fund balance was \$4,706,158. There were 34 home transfers in October. The real estate market has gotten a little soft in the past few months. We went from 64 in July, 55 in August, 44 in September and 34 in October. Typically, November and December are not strong real estate months and we're not looking at any great improvement.

## 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 temporary usage of offsite pickleball play during construction

Director Bratt **MOVED** that the Board approve the temporary usage of the Apollo Beach Racquet and Fitness Club for offsite pickleball play during construction at the cost of \$450.00 per month. The Pickleball Club will also pay \$450.00 per month.

This will be expensed to Operations Account #668000-1 Contingency. **SECOND:** Director Porr. **VOTE:** Unanimous in favor by voice vote. Motion carried.

### 2) Approve Holiday Facility Use Policy

Director Clark **MOVED** that the Board approve eliminating the first paragraph of current Policy 6.01.B.3.b and add the following instead.

There will be three (3) observed CA holidays (Thanksgiving, Christmas and New Year's Day). There will also be two (2) observed holiday half days (Christmas Eve and New Year's Eve) starting at 1:00 p.m. During these holidays, the Atrium building, CA offices, Pools, Library, Fitness Center, Community Hall and the Information Center will be closed with no member access allowed. ~~except for authorized scheduled functions.~~ **The only exception will be the New Year's Eve Dance at the Community Hall.** Access will not be denied for members who, at their own risk, wish to use the outdoor facilities and the dedicated club rooms. The restrooms will not be open and no emergency maintenance will be provided to enable the CA employees to have this holiday time off.

Since Director Clark added "except for authorized scheduled functions", Director Bratt **MOVED** to table this motion. **SECOND:** Vice President Roush. After discussion, Director Bratt removed his motion to table.

Director Bratt then **MOVED** to amend the motion to strike out the words "except for authorized scheduled functions" and add "The only exception will be the New Year's Eve Dance at the Community Hall". **SECOND:** Vice President Roush. **VOTE** via roll call: 5 – 3. In favor: Directors Bratt, Matelski, Parsons, Porr and Roush. Opposed: Directors Clark, Collins and Zieg. Motion carried.

**VOTE ON MAIN MOTION** via roll call: Unanimous in favor. Motion carried.

### 3) Approve contract for Land Planner

Director Porr **MOVED** that the Board approve a contract with Land Planner Outside In Architecture in an amount up to \$128,800 to assist with the Master Plan for the Sun City Center community. This contract will be divided as follows: The bid specifications were \$98,880 for the contract with an additional \$30,000 contingency fee for anything that might be added later. This will be expensed from Capital Account #64390-000-2. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4) Approve replacement of storage shed at the Softball Field

Director Collins **MOVED** that the Board approve the purchase of a new storage shed and slab at the Softball field from The Carport Company and Reflection Homes for a total amount of \$13,753. This will be expensed from Capital Account #64342-000-2. **SECOND:** Vice President Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

**X. GOOD & WELFARE (None)**

**XI. ADJOURNMENT**

Director Clark **MOVED** the meeting be adjourned. **SECOND:** Director Collins, **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:25 a.m.



Ron Matelski, Secretary

/crd

Attachment

**AUDIENCE PARTICIPATION AFTER THE MEETING**

The following members addressed the Board:

Melanie Higgins

Eileen Goff

Debbie Caneen

Their comments can be viewed at <https://www.youtube.com/watch?v=UJPUBiRN-N0>

# **Sun City Center Community Association Board of Director's Meeting**

**November 9, 2022 from Lyn Reitz, Community Manager**

**Shredding Day** --- We have another shredding day scheduled for November 29<sup>th</sup> from 9am to Noon in the same location as the last event which is the parking lot at North Course Lane and North Pebble Beach Blvd. Please bring everything in paper bags or boxes.

**Holiday Golf Cart Parade** --- The parade is scheduled for Saturday, December 3<sup>rd</sup> at 10am. The theme will be "Holiday Fun". Registration forms will be out soon on the website and in the CA Office.

**On Going Projects** --- We are still working on numerous projects throughout both south and central campus and will continue for the next couple of months. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for an inconvenience and thank you for your cooperation.

**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 October 31<sup>st</sup>, total residents were 11,484 and total membership dues were 11,594. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.