

APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 10, 2018
ROLLINS THEATER

DIRECTORS PRESENT

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

Dave Birkett
Jerry Gibson

Doug Seipelt
Bob Sullivan

DIRECTORS ABSENT

Marilyn Coté-Miller
Helen Lewis

OTHERS PRESENT

Sam Sudman, Corporate Secretary
Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
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 7 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on September 12, 2018 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Sudman reported that the Monday Movies had donated \$245 to offset licensing fees and the Softball Club paid \$7,600 to replace a scoreboard.

Secretary Sudman also announced a web site for FDOT where you can get information on the Construction on SR674. It is www.fdotampabay.com/factsheet/244.

IV. PRESIDENT'S REPORT

President Luper announced the names of the six applicants who are running for the Board. They are Peter Aluotto, Mike Killian, Doug Seipelt Larry Smith, Sam Sudman and Dolores Whitfield. Those present stood as their name was called. Their bios and absentee ballots will be in the November issue of "The News of Sun City Center". We plan to discuss changes to "Meet the Candidates Night" at the October 24th Membership Meeting. He reported that Shelba Fields had resigned as Chairperson of the Elections Committee. She will be deeply missed.

V. TREASURER'S REPORT

Treasurer Schwartz reported on financials as of September 30, 2018. The Operating Fund had a cash balance of \$1,771,643. There were 41 home transactions in September which netted \$64,848 to the Capital Fund. The Capital Fund balance was \$612,742. The Replacement Fund balance was \$1,322,787 and the Renovation Fund had a balance of \$42,195.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Communications: Director Sullivan, in Director Coté-Miller's absence, reported on issues raised at the September 12, 2018 Board Meeting which is attached.

IX. NEW BUSINESS

- 1) Approve contract for a Sunday afternoon Entertainment Series Program for 2019/20 season
Treasurer Schwartz **MOVED** that the Board approve a contract with William Clare Entertainment in the amount of \$6,800 for a Chicago Tribute show on Sunday, February 16, 2020. **SECOND**: Vice President Elam. **VOTE**: Unanimous in favor by voice vote. Motion carried.

- 2) Approve Budget for 2019
Treasurer Schwartz **MOVED** that the Board approve the 2019 Budget as submitted by the Budget Committee (attached). This budget includes a \$9.00 per member annual increase (\$1.00 for Operations and \$8.00 for the Replacement Reserve Fund). The increase will be voted on by the membership in December. **SECOND**: Vice President Elam. **VOTE**: Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Vice President Elam **MOVED** the meeting be adjourned. **SECOND**: Director Gibson. **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:20 a.m.

AUDIENCE PARTICIPATION

Phyllis Hodges, Peter Aluotto, Carl Rowoldt and Larry Smith addressed the Board. Their comments can be viewed on www.suncitycenter.org under Association/Meeting Videos.



Sam Sudman, Corporate Secretary
MSS:cd
Attachments (3)

Sun City Center Community Association

Board of Director's Meeting

October 10, 2018 from Lyn Reitz, Community Manager

Membership Meeting --- Don't forget the next Membership Meeting on Wednesday, October 24th at 7pm. Refreshments will be served at 6:30pm by Ambreen from Cafe de Luna.

Holiday Golf Cart Parade --- The Holiday Golf Cart Parade is scheduled for December 8th. The parade will start at 10am. There is no theme this year just the Happy Holidays Golf Cart Parade. There will be over \$1,000 in cash and prizes awarded. There will be cookies and refreshment served following the parade.

Holiday Walk and Breakfast --- We are in the midst of planning the Breakfast and hopefully all of the clubs will be open to sell their beautiful items that can be purchased as you walk around and explore the club rooms. The event is scheduled for December 1st.

Shredding Day --- If you missed the event yesterday we will schedule another one in the March time frame of the coming year.

Resident Count --- As of September 30th, total residents were 11,287 and total membership dues were 11,477. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Speaker	Issue	Responsibility	Resolution
Peter Alluoto	Explain the Budget better with the use of charts.	Budget Committee/Treasurer	Will do with next year's budget
Peter Alluoto	Phone Directory profits/split from advertising	Office staff	The advertising in the paper directory is decreasing as more people switch to electronics. Changes may be considered in the future.
Carl Rowalt	Questions regarding Long Range Plan, use of previous LRP reports, details on replacement plans and ensure we are spending wisely when it comes to labor	Lyn Reitz	The previous and correct long range plans are active. 3 quotes are gotten for all major jobs so ensure we are getting the best for our residents' dollars.
Bob Goetz	Wants the CA BOD to SOL contracting has shown past ability and references of capability.	CA BOD and Lyn Reitz	SOL will be conducting a feasibility study for future building and projects. No contract for actual work has been signed to date.
Peter Alluoto	Requested wood or plastic tri-fold holders in Atrium and Community Hall to hold info pamphlets from clubs. He requested the racks have 36 sections.	Lyn Reitz	The board has ok'd this and one such rack is on order.