

APPROVED

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 13, 2021  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM**

**DIRECTORS PRESENT**

Bob Sullivan, President  
Doug Seipelt, Vice President  
Dave Birkett, Treasurer  
Ron Matelski, Secretary

Ken Bauer  
Gary Bratt  
Eric Porr

Kim Roush  
Larry Smith

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
28 members in person and 24 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**

There being no objections or corrections, the minutes of the Board Meeting held on September 8, 2021 were approved as submitted.

**III. SECRETARY'S REPORT**

Acknowledgements: Secretary Matelski acknowledged that the SCC Library received a grant from the Community Foundation from the Durward & Janet Siville Fund for \$7,742.

**IV. PRESIDENT'S REPORT**

President Sullivan thanked the current Board members who are ending their terms on January 5, 2022: Dave Birkett, Doug Seipelt and Larry Smith. Director Smith is running for re-election. He introduced the candidates running for the Board who were present: Ron Clark, Jim Collins, Roger Zieg, Lowry Waring and Larry Smith.

**V. TREASURER'S REPORT**

Treasurer Birkett reported the Operating Fund had a balance of \$2,392,292 at the end of September. The Replacement Fund balance was \$1,888,562 and the Renovation Fund had a balance of \$43,375. The Capital Fund balance was \$3,202,779. There were 47 home transfers in September. We are averaging 51.6 transfers per month. It's well above budget.

**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 2022 Budget

Treasurer Birkett **MOVED** that the Board approve the 2022 Budget as submitted by the Budget Committee (attached). This budget includes a \$5.00 per member annual increase in Operations. This dues increase will be voted on by the membership on November 30<sup>th</sup> and December 1<sup>st</sup>. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.

2) Approve contract for replacement partitions in Community Hall

Treasurer Birkett **MOVED** that the Board approve a contract to Hufcor for \$49,000 for the replacement of 6 partitions in Community Hall. This will be expensed to Replacement/Reserve Account #76810-000-4. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

3) Approval of Baggin' & Braggin' Corn Hole Club

Director Smith **MOVED** that the Board approve the Baggin' & Braggin' Corn Hole Club as an affiliated Community Association Club. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

4) Dissolution of the Sun City Center Cloggers

Director Smith **MOVED** that the Board approve the dissolution of the Sun City Center Cloggers as an affiliated club. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

5) Dissolution of the Sun City Center Geeks

Director Smith **MOVED** that the Board approve the dissolution of the Sun City Center Geeks as an affiliated club. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

### X. AJOURNMENT

Treasurer Birkett **MOVED** the meeting be adjourned. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:17 a.m.



Ron Matelski, Secretary

/crd

Attachments (2)

### AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Laura Lee	Linda Grabowski (via Zoom)
Ron Clark	Steve Drobnis (via Zoom)
Jim Collins	
Cary Blaylock	

Their comments can be viewed at <https://vimeo.com/631062596>.

# Sun City Center Community Association

## Board of Director's Meeting

October 13, 2021 from Lyn Reitz, Community Manager

**Covid Booster Event** --- We will be having a covid booster event at Community Hall October 18<sup>th</sup> through October 22<sup>nd</sup>. We have sent out information as to how to register for the event.

**Food Truck Event** --- There is a food truck event scheduled for November 10<sup>th</sup> in the Community Hall parking lot from 3:30pm until 6:30pm. There should be three to four trucks of various foods and we hope everyone will come out and enjoy.

**Monday Movies** --- The Monday Movie Committee has decided that they will not restart the Monday movie presentations back up until January, 2022 due to the current covid increase.

**60<sup>th</sup> Anniversary Event** --- We will be having an Ice Cream Social at the Community Hall for the Sun City Center Community Association 60<sup>th</sup> Anniversary which is scheduled for Sunday, November 7<sup>th</sup>, 1pm to 4pm.

**Holiday Golf Cart Parade** --- We have the Holiday Golf Cart Parade scheduled for Saturday, December 4<sup>th</sup>, 10am. The theme has been selected as "Together Again". We hope many will participate. We will release more information as it becomes available.

**FallFest** -- We have the FallFest event scheduled for this Saturday, October 16<sup>th</sup>, 9am to 2pm. We hope all the clubs will participate in this combination event of Hi Neighbor and Funfest.

**Shredding Event** --- We have scheduled another shredding event for November 16<sup>th</sup> 9am to Noon in the same location as the last event. We hope everyone will take advantage of this to make sure their documents are destroyed properly.

**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 September 30<sup>th</sup>, total residents were 11,477 and total membership dues were 11,606. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

**Sun City Center Community Association**  
**2022 Budget**  
**Board Approved 10/13/2021**

		<b>Account</b>	<b>2022 Budget</b>
1	<b>Income</b>		
2	<b>Members Dues:</b>		
3	Members Dues	40100	2,986,800
4	Variable Dues	40101	55,000
5	Dues Refunds	40102	(25,000)
6	Guest Cards	40600	12,000
7	Guest Cards-Kings Point	40600-003	7,000
8	Brookdale	40600-004	50,000
9	Club Waiver Fee	40600-015	0
10	Late Charges/Lien Fees	40700	17,000
11	Hardship Assistance	40720	0
12	<b>Subtotal</b>		<b>3,102,800</b>
13			
14			
15	<b>Association Entertainment Income:</b>		
16	FallFest	41306	15,000
17	Special Activities	41310	0
18	Entertainment Series	41320	74,000
19	<b>Subtotal</b>		<b>89,000</b>
20			
21	<b>Miscellaneous Income:</b>		
22	Donation to Library with dues	40719	1,000
23	Donations	40721	2,000
24	Miscellaneous/SCC News	47000/47001	0
25	Pickleball	47045	1,200
26	Softball Field Maintenance	47050	2,500
27	Dog Park Maintenance	47055	2,000
28	Samaritan Club Reimb	47057	3,350
29	Cafe Reimb	47060	4,200
30	Tennis Maintenance	47065	10,000
31	Estoppel Fees	47080	45,000
32	Room Rental Fees	47090	0
33	Donation to Movies	47091	500

**Sun City Center Community Association**  
**2022 Budget**  
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		<b>Account</b>	<b>2022 Budget</b>
34	<b>Subtotal</b>		<b>71,750</b>
35			
36	<b>Library Income:</b>		
37	Misc. Library Donations	47400	1,000
38	Book Sales	47500	2,500
39	Memorials/Bequests	48300	14,000
40	Kings Point Library Fees	48400	1,000
41	<b>Subtotal</b>		<b>18,500</b>
42			
43	<b>Fitness Center Donations</b>	41326	1,600
44	<b>Investment Income</b>	46900	1,500
45	<b>Value Change-Beneficial Trust</b>	46700	0
46	<b>Value Change-CRUT</b>	46701	0
47			
48	<b>Total Income</b>		<b>3,285,150</b>
49			
50	<b>Expenditures</b>		
51	<b>Wages, Taxes, Benefits:</b>		
52	Facilities Support Wages	51010	931,061
53	Office Wages	52010	266,574
54	Library Wages	53010	102,412
55	Employee Health Insurance	55001	125,000
56	Employee Dental Insurance	55002	1,500
57	Employee Life Insurance	55003	2,600
58	Employee AFLAC coverage	55004	0
59	Employee Vision Insurance	55005	1,000
60	Employee Payroll Taxes	55020	104,010
61	SEP/IRA	56001	25,245
62	<b>Subtotal</b>		<b>1,559,402</b>
63	<b>Maintenance &amp; Supplies:</b>		
64	A/C Repairs & Supplies	60100	2,800
65	Electrical Repairs & Supplies	60110	18,000
66	Tennis	60200	2,000

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2022 Budget  
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		<b>Account</b>	<b>2022 Budget</b>
67	Landscaping-Rear Gate 301	60301	500
68	Landscaping	60304	6,300
69	Pool Repairs/Supplies	60500	40,000
70	Janitorial Supplies	60600	35,000
71	General Maintenance	60800	30,000
72	Exercise Equip Repairs	60802	3,000
73	Signage	60805	2,000
74	Fire Alarm Maint	60810	8,200
75	Safety	61001	4,500
76	Maintenance Projects	61101	5,000
77	Plumbing	61200	3,000
78	Irrigation	61300	15,000
79	Painting	61400	7,000
80	Roofing	61500	1,500
81	Outdoor Facilities	61700	4,000
82	Indoor Facilities	61701	2,500
83	Work Vehicle Maintenance/Fuel	61800	8,000
84	<b>Subtotal</b>		<b>198,300</b>
85			
86	<b>Maintenance Contracts:</b>		
87	Pickleball/Tennis Court & Softball	60201	0
88	Pickleball/Tennis/Softball Maint	60202	14,000
89	Landscaping-SC&CC	60300	84,000
90	Dog Park Landscaping	60302	6,200
91	Maintenance-PBB Medians	60303	100,000
92	Landscaping-WPC	60305	8,300
93	Landscaping-Nature Trail	60306	1,700
94	WPC Portable Sanitation	60307	1,000
95	LB Greens Maintenance	60401	9,000
96	Exercise Equip Maint Contract	60803	3,700
97	Pond	60900	2,100
98	Termite & Pest Control Contracts	60901	7,500
99	Fire Alarm System	60902	22,000

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		<b>Account</b>	<b>2022 Budget</b>
100	Office & Library Copiers	60915	13,000
101	<b>Subtotal</b>		<b>272,500</b>
102			
103	<b>Utilities:</b>		
104	Electricity	62100	115,000
105	Water & Sewer	62200	100,000
106	Telephone	62300	85,000
107	Trash Pickup	62400	35,000
108	Natural Gas	62500	65,000
109	Diesel Fuel for Generator	62600	1,000
110	<b>Subtotal</b>		<b>401,000</b>
111			
112	<b>Insurance:</b>		
113	Casualty Insurance	63100	62,000
114	Workers Compensation Ins	63101	35,000
115	Commercial Umbrella	63102	20,000
116	Property Ins	63104	100,000
117	Auto Insurance	63105	4,500
118	Directors & Officers Ins	63300	23,000
119	Fidelity Ins	63400	3,500
120	<b>Subtotal</b>		<b>248,000</b>
121			
122	<b>Administration:</b>		
123	FL sales tax	47025	100
124	Information Center	47070	3,500
125	Filing Fee	47075	8,000
126	Committee/Public Relations	64011	10,000
127	Bad Debt Expense	64151	0
128	Computer DSL & Media	64250	17,000
129	Office Supply/ Printing/Postage	64400	19,000
130	Employment Related	64410	4,500
131	Employee Uniforms	64415	2,500
132	License for Movies	64420	6,000

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		<b>Account</b>	<b>2022 Budget</b>
133	Guest Passes/ID Cards & Supplies	64500	3,000
134	Bank Charges	64601	100
135	Dues Processing Costs	64602	11,500
136	SCC News Expense	64621	<b>18,200</b>
137	<b>Subtotal</b>		<b>103,400</b>
138	<b>Professional Services:</b>		
139	Legal	64200	15,000
140	Audit	64300	24,000
141	Management Fees	64650	334,848
142	Property/Reserve Study	64655	800
143	IT Support	64710	5,000
144	Education	64810	1,000
145	<b>Subtotal</b>		<b>380,648</b>
146			
147	<b>Library Expenditures:</b>		
148	Lib Admin Exp/Spls	66100	3,000
149	Audio Cassettes & CD's	66101	0
150	Periodicals	66102	0
151	Books	66103	0
152	VHS's & DVD's	66104	0
153	Interfaith Council Purchases	66107	0
154	Reference Book Purchases	66108	0
155	Library Computer/IT Expense	66109	3,300
156	<b>Subtotal</b>		<b>6,300</b>
157			
158	<b>Club Requests</b>	65800	4,500
159			
160	<b>Contingency</b>	66800	20,000
161			
162	<b>Assn Entertainment:</b>		
163	FunFest	41307	15,000
164	Special Activities Expense	41311	3,600
165	Entertainment Series	41321	62,000



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		<b>Account</b>	<b>2022 Budget</b>
166	Holiday Decorations	41323	1,000
167	Holiday Events	41324/41327	1,500
168	<b>Subtotal</b>		<b>83,100</b>
169			
170	<b>Other Expenditures:</b>		
171	Equipment & Fixtures	70000	5,000
172	Minor Equipment & Fixtures	70001	3,000
173	<b>Subtotal</b>		<b>8,000</b>
174			
175	<b>Total Expenditures</b>		<b>3,285,150</b>
176	<b>Total Income</b>		<b>3,285,150</b>
177	<b>Net Income/Loss</b>		<b>0</b>