

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
MEMBERSHIP MEETING
WEDNESDAY, OCTOBER 28, 2020
4:00 P.M. – VIA ZOOM

SECRETARY’S REVIEW FOR THE RECORD

DIRECTORS PRESENT (Via Zoom)

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

Lyn Reitz, Community Manager/Moderator
Carol Donner, Recording Secretary
Jonathan Moore, Owners Representative

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Sullivan welcomed the members and called the meeting to order at 4:00 p.m. The membership joined him in the Pledge of Allegiance. A quorum was not established with only 110 members present.

II. APPROVAL OF MINUTES

The minutes of the January 2, 2020 and April 28, 2020 Membership Meetings were not approved since we did not have a quorum. Both of those minutes are on our web site if you wish to view them.

III. TREASURER’S REPORT

Treasurer Dave Birkett presented the 2021 Budget (attached) which is available in the Sun City Center Library. He also mentioned that a more detailed budget would be in the November issue of “The NEWS of Sun City Center” which will be delivered to our members on Saturday. In addition to the 2021 Budget, he announced that there were 63 home transfers in October which amounted to \$132,000 for the Capital Fund.

IV. COMMUNITY MANAGER’S REPORT

Community Manager Lyn Reitz announced that the Holiday Breakfast, Holiday Walk and the Holiday Golf Cart parade have been cancelled for this year. FunFest, usually held in March, has been cancelled but in its place, we hope to have a Fall Fest on October 16, 2021. She is hopeful that there will be a Shredding Day sometime in January. The dues coupons will be mailed out around the second week of December. You can either mail your dues and coupon to the BB&T Bank with the envelope included or you can take them down to the BB&T Bank. We ask that you wait at least 7 days before coming into the office for your sticker. No stickers will be available until after January 6, 2021.

V. PRESIDENT’S REPORT

We have 6 candidates running for the three three-year positions and two candidates running to fill the one-year position left by Sam Sudman. The candidates came into the CA office and picked their names for the order in which they will appear on the ballot. They are Ken Bauer, Kathie Koren, Vicente J. Lopez, Jr., Jim Collins, Kim Roush and Gary Bratt for the three-year term and Ron Clark and Dave Birkett for the one-year term. You can read about each of the candidates in the November

issue of the NEWS. We still have not opened our facilities to guests. We have a lot of snow birds coming back and the problem with adding guests is that an additional 10,000/12,000 outsiders could be using the property. With Covid19, the Board and I do not feel that is a safe condition to put our residents in.

He has been advised by FDOT that the construction on SR674 should be done by February, 2021. There is a little cut through on South Pebble Beach that looks like an extension of the golf cart path. That is actually a temporary pedestrian walk through because they are working on the corner where pedestrians could cross. That piece will be closed back up when construction is done and is not intended to be a golf cart path.

VI. LONG RANGE PLANNING COMMITTEE REPORT

Director Seipelt, Chair, stated the project started a year and a half ago. It is one project with two phases. The first phase is the new building, contemplated to be around 21,000 sq. ft., and the second phase is tearing down the Old Town Hall. Clubs that are in the Old Town Hall building will all be moved. We're currently doing all the preliminary work. As he has stated all along, the members will not incur any debt.

Jonathan Moore, our owner's representative, showed diagrams of the new building and explained the layout inside the building. Same type of construction that they've used over the years on our other new buildings. He showed a rendering of the building which was an animation of the outside of the building. He mentioned that their goal is to be out of permitting by the end of the first quarter next year and break ground soon after. He expects completion within 12 to 14 months after the construction begins.

Manager Reitz pointed out that we would have boards of these drawings in the Atrium and one in the office lobby. They should be completed within the next couple of weeks.

VII. GENERAL DISCUSSION BY MEMBERS

The following subjects were brought up by the members:

- Location of the new pool. Was any other location considered?
- Couldn't the location of the new building and the pool be switched.
- Back of the new building having very few windows while it faces the old golf course.
- Windows should be dressed up on new building.
- The rather expensive equipment currently in the Rollins Theater.
- There are lights that can be bought for the pool that do not have glare at night.
- Complaint about SCC sign on SR674 – looks terrible.
- Consider having meetings outside rather than zoom.
- Asked about the flat roof on the new building.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 5:30 p.m.

Ron Matelski
Corporate Secretary

RM:cd



SCCCA BUDGET REVIEW FOR 2021

**SEPTEMBER 23, 2020
DAVID BIRKETT**



SCCCA OPERATIONS FOR 2020

| | Projected | Budget |
|----------------------------|--------------------|--------------------|
| Income | \$3,234,200 | \$3,217,437 |
| Expenditures | \$3,127,230 | \$3,251,637 |
| Excess Expenditures | \$106,970* | (\$34,200) |

* - expenses not included in budget



SCCCA
PROJECTED REPLACEMENT FUNDS
2020

| | |
|---|---------------------|
| * Main Replacement | |
| Balance 1/1/20 | \$801,600 |
| Increase from dues (\$40) & interest | \$466,000 |
| Funds Needed for Projects | -\$1,048,842 |
| Projected Balance Main Res 12/31/20 | \$218,758 |
| * Furniture and Equipment | |
| Balance 1/1/20 | \$125,200 |
| Increase from dues (\$7) & interest | \$80,400 |
| Funds Needed for Projects | -\$133,279 |
| Proj Balance Furn & Equip 12/31/20 | \$72,321 |
| * Reserve for Hurricane Insurance Deductible | \$300,000 |



SCCCA
PROJECTED CAPITAL FUND
DECEMBER 31, 2020

| | |
|---|---|
| Balance 9/1/2020 | \$2,177,980 |
| Liability for Current Projects | \$73,225 |
| Projected Capital Fund fees for 2020 | <u>\$294,000</u> (35X4X2100) |
| Projected Balance 12/31/20 | <u>\$2,398,755</u> |

SCCCA OPERATIONS BUDGET COMPARISON



| | Budget 2020 | Budget 2021 | Variance |
|------------------------------|--------------------|--------------------|-------------------|
| INCOME | \$3,217,437 | \$3,151,300 | (\$66,137) |
| EXPENSES: | | | |
| Wages, Benefits, Taxes | \$1,500,173 | \$1,514,666 | \$14,493 |
| Maintenance Supplies | \$250,500 | \$240,600 | (\$9,900) |
| Maintenance Contracts | \$253,800 | \$275,000 | \$21,200 |
| Utilities | \$395,000 | \$397,000 | \$2,000 |
| Insurance | \$240,100 | \$235,500 | (\$4,600) |
| Administration | \$105,800 | \$102,500 | (\$3,300) |
| Professional Services | \$361,264 | \$366,004 | \$4,740 |
| Library | \$6,000 | \$6,200 | \$200 |
| Association Entertainment | \$95,500 | \$46,900 | (\$48,600) |
| Other Expenses | \$43,500 | \$46,730 | \$3,230 |
| Surplus/ (Shortfall) | \$3,251,637 | \$3,231,100 | (\$20,537) |
| | (\$34,200) | (\$79,800) | |



SCCCA OPERATIONS BUDGET COMPARISON

| | Budget 2020 | % | Budget 2021 | % |
|----------------------------------|--------------------|----------------|--------------------|----------------|
| Wages, Benefits, Taxes | \$1,500,173 | 46.14% | \$1,514,666 | 46.88% |
| Maintenance Supplies | \$250,500 | 7.70% | \$240,600 | 7.45% |
| Maintenance Contracts | \$253,800 | 7.81% | \$275,000 | 8.51% |
| Utilities | \$395,000 | 12.15% | \$397,000 | 12.29% |
| Insurance | \$240,100 | 7.38% | \$235,500 | 7.29% |
| Administration | \$105,800 | 3.25% | \$102,500 | 3.17% |
| Professional Services | \$361,264 | 11.11% | \$366,004 | 11.33% |
| Library | \$6,000 | 0.18% | \$6,200 | 0.19% |
| Association Entertainment | \$95,500 | 2.94% | \$46,900 | 1.45% |
| Other Expenses | \$43,500 | 1.34% | \$46,730 | 1.45% |
| Total | \$3,251,637 | 100.00% | \$3,231,100 | 100.00% |
| Surplus | (\$34,200) | | (\$79,800) | |



**SCCCA
LOSS OF INCOME
COMPARISON**

| | <u>2020</u> | <u>2021</u> |
|--------------------------|-----------------|-----------------|
| GUEST CARDS | \$16,668 | \$10,000 |
| ENTERTAINMENT | \$10,442 | \$ 3,500 |
| INVESTMENT INCOME | \$19,002 | \$ 6,000 |
| TOTALS | \$46,112 | \$19,500 |



SCCCA REPLACEMENT FUNDS 2021

| | |
|--|--------------------|
| * Major Equipment: | |
| Balance 1/1/21 | \$1,159,320 |
| Funds Needed for Current Projects | \$1,334,696 |
| Projected Dues and Interest | \$461,000 |
| Projected Balance Main Res | \$285,624 |
| 12/31/21 | |
| * Furniture and Equipment | |
| Projected Balance 1/1/21 | \$138,275 |
| Funds Needed For Current Projects | \$183,100 |
| Projected Dues and Interest | \$80,400 |
| Projected Balance 12/31/21 | \$35,575 |
| * Reserve for Hurricane Insurance | |
| Deductible | \$300,000 |

**SCCCA
PROJECTED CAPITAL FUND
DECEMBER 31, 2021**

| | |
|---|--|
| Balance 12/31/2020 | \$2,398,755 |
| Liability for Current Projects | \$219,675 |
| Projected Capital Fund Fees for 2021 | <u>\$882,000</u> (35X12X2100) |
| Projected Balance 12/31/21 | <u>\$3,061,080</u> |

SCCCA



2021 DUES BREAKDOWN

\$304 Per Member

\$257 Operations

\$40 Replacement Reserve

\$7 Furniture and Equipment

*** Dues increase of \$4 per member**

*** Excess operations funds of \$79,800 are being applied as a credit back due to COVID closures**

SUMMARY FOR FISCAL YEAR 2021



- Proposed budget provides the Community Association the funding to meet the requirements of 2021.**
- The proposed dues increase is reasonable and takes into consideration inflationary increases as well as planned maintenance and repair of equipment**
- Excess operations funds of \$79,800 are being applied as a credit back due to COVID closures.**
- Your Community Association provides the membership with first class amenities and facilities.**