

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 13, 2023
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Jim Collins, Vice President
Debbie Caneen, Secretary
Roger Zieg, Treasurer

Carrie Blaylock
Gary Bratt
Ron Matelski
Kim Roush

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
72 Members and 22 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 8 Directors present.

II. APPROVAL OF MINUTES

Treasurer Zieg **MOVED** the minutes of the July 31, 2023 Board Workshop, the minutes of the August 9, 2023 Board Meeting and the August 24, 2023 Supplemental Meeting be approved as submitted. **SECOND:** Vice President Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen reported there were no donations made in the past month.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of; August 31, 2023. The Operating Fund had a balance of \$2,148,978 at the end of August. The Replacement Fund balance was \$1,988,324 and the Renovation Fund had a balance of \$43,446. The Capital Fund balance was \$5,386,619. There were 41 home transfers in August 35 so far in September. Twelve CDs recently matured and provided \$91,691 to the Capital Fund. Treasurer Zieg indicated that we are now getting up to 5% interest on our new CD's.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Long Range Planning Committee Chair Kim Roush introduced Peter Alluotto who gave a power point presentation on the Long Range Plan recommendations. Director Roush then made a motion. President Clark suggested the motion be held until this issue was scheduled to be discussed during the New Business portion of the agenda. He was advised that under Sturgis rules, page 189, a committee may make a motion when presented during their presentation. Director Roush then **MOVED**

- 1) that an Applied Arts Building be constructed of approximately 11,000 sq. ft. to house the following Applied Arts Clubs:

- a) Potters Wheel - 1,452 sq. ft.
- b) Ceramics - 2,938 sq. ft.
- c) Stained Glass – 1,798 sq. ft.
- d) Needlecrafters – 1,540 sq. ft.
- e) Weavers – 2,629 sq. ft.

- 2) that the Armstrong and Heritage Rooms be combined and expanded to relocate the Billiards Club as shown in the construction design drawing provided by the LRPC to the Billiards Club
- 3) that the Organ & Keyboard club relocate to the Caper Room with appropriate storage constructed to store organs and keyboards
- 4) that Woodcarvers expand by relocating into a portion of former Ceramics location
- 5) that Sawdust Engineers expand by relocating into former Woodcarvers,
- 6) that Model Railroad Club expand into former Woodcarvers
- 7) that Gone Stampin is located into space graciously provided by Bunka so that Gone Stampin has a specific maker club location,
- 8) that Seniors versus Crime relocate next to HCSO substation so similar community assistance can be co-located, and
- 9) that the strategic vacancies provided by the former Stained Glass, Ceramics and Needlecrafters locations be converted into meeting space.

SECOND: Director Bratt. **VOTE** via roll call 3 – 4. In favor: Directors Bratt, Matelski and Roush. Opposed Directors Blaylock, Caneen, Collins, and Zieg. Motion failed.

IX. NEW BUSINESS

1. Approve revised Elections Committee Handbook

Director Bratt **MOVED** that the Board approve the revised Elections Committee Handbook as submitted by the Governmental Affairs Committee. **SECOND:** Secretary Caneen. **VOTE VIA ROLL CALL:** Unanimous in favor via voice vote. Motion carried.

2. Approve ballot for Bylaw changes

Due to the revised Elections Committee Handbook, Director Bratt **MOVED** that the Board approve the ballot (official and proxy) for Bylaw changes to be voted on at the October 25th Membership Meeting. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor via voice vote. Motion carried.

3. Approve South Campus Landscaping

Director Roush **MOVED** that the Board approve a contract with Alexander's Landscaping in the amount of \$66,230 per the South Campus LRPC Landscape Committee recommendations as presented by Virginia Bratt at the Supplemental Meeting on August 24th. This will be expensed from Replacement/Reserve Account #76300-000-4.

SECOND: Secretary Caneen. **VOTE:** Unanimous in favor via voice vote. Motion carried.

4. Discuss Phase 1 design of Master Plan

Director Blaylock **MOVED** that the Board instruct PI Architects to move into the design phase for Phase 1B with Rollins and the new pool as the LRPC recommended and into the design phase for Phase 1A for the new club building to contain the Pottery, Ceramics, Stained Glass, Weavers and Billiards club rooms along with the maximum amount of parking allowable. **SECOND:** Treasurer Zieg. **VOTE** via Roll Call: 5 – 3. In favor: Directors Blaylock, Clark, Caneen, Collins, and Zieg. Opposed Directors Bratt, Matelski and Roush. Motion carried.

X. GOOD & WELFARE

Director Blaylock announced that the Golf Cart Parade will be held on Saturday, December 2nd and that the theme is "It's a Wonderful Life".

Director Bratt stated that this Board has been a big disappointment to him and effective immediately, he tendered his resignation from the Board.

Director Roush thanked the members of the LRPC for all their hard work. She then stated that she felt she had no voice on this Board and turned in her resignation from the Board effective immediately.

Director Matelski **MOVED** that the President be censured. There was no second. He stated that since this Board is not acting in the best interest of the community, he tendered his resignation from the Board effective immediately.

President Clark mentioned that there was a difference of opinion on one club. The LRPC wanted to put Billiards Club in the area now known as the Armstrong & Heritage rooms while the majority of the Board felt it belonged in the new building. They didn't want to disrupt our members who use the Armstrong and Heritage rooms for over 900 events per year. It is our intent to serve and do our best for the community.

XI. ADJOURNMENT

Treasurer Zieg **MOVED** the meeting be adjourned. **SECOND:** Vice President Collins. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 10:15 a.m.



Debbie Caneen, Secretary

/crd

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members of the Long Range Planning Committee resigned effective immediately:

Virginia Bratt
Jeff Moore
Ernie Ziegler
Sue McHargue
Elysa Hendricks

Other members who addressed the Board were:

Ursula Joyal	Donna Togger
Jeanie Wolfe	Joe Brundige
Jeff Williams	Peter Alluotto
Julie Ramsey	Al Sheptock
Marlene Fales	Leonard Forthofer
Philip Coates	James Damas
Nan McNamara	Walt Reed
Denise Chamberlin	
Debra Collins	

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

September 13, 2023, President's Report

The Board of Directors and the Long Range Planning Committee have been working hard on the schematic design phase for Phase 1A and Phase 1B of the Central Campus upgrade project. The Board truly appreciates the hard work of the Committee. Both the Board and the Committee have the same goal.....to do what is best to serve our membership. Of course, there can be differences of opinions with strong passions about which is the best path to follow to best serve our membership. All opinions have been heard and are respected, but at the end of the process, it is the Board's responsibility to decide which path to follow. I hope that everyone can accept that reality and that we all pull together to make progress on the next stages of the design process.

Sun City Center Community Association

Board of Director's Meeting

September 13, 2023 from Lyn Reitz, Community Manager

Pickleball --- The Contractor is finishing the punch list items and delivering canopy materials and the club has been enjoying the new courts.

Volleyball Court Project --- The civil drawings for drainage are being done at this time and hopefully they will then release the permit and we will start the project immediately after that.

Summer Fun Events --- The last summer bandstand concert is scheduled for Wednesday, September 20th 6pm to 7:30pm. Hope everyone can attend.

Indoor Pool Paver Project --- The project is completed and the new pavers look beautiful.

2024 Budget Presentation --- The Budget Committee will present the proposed 2024 budget to the members on Wednesday, September 20th at 9am in the Florida Room. We hope everyone can attend.

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 August 31st, total residents were 11,455 and total membership dues were 11,505. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

~~Removed—strike through~~

Bold - additions

3. Recall Petition Procedures

f. An official count of eligible members, along with a print-out of the ~~individual members' names and addresses & CA membership numbers~~ shall be prepared by the Community Association. Any ~~person's~~ name not appearing on the official print-out will be ineligible to sign said petition.

g. This information shall be given, in writing, to ~~both the Petition Chairperson and the Elections Committee Chair or Vice Chair~~ within ~~forty-eight (48) hours~~ **two business days** of the date requested. The Petition Chairperson will need to sign and date a receipt for this information

k. The Petition Circulator(s) shall witness each signature, ~~and certify that he/she is an eligible signatory, and verify the date, address and Community Association number.~~ **and certify that the signatories are personally known to them or they have seen their current CA membership badge.** The Petition Circulator(s) shall sign and date each page of the petition, authenticating the petition's accuracy.

6. Elections Committee's Responsibilities

a. Shall determine the number of valid signatures, using the print-out supplied by the Community Association **that includes eligible members' names, addresses and CA membership numbers** (~~see 2.02.D.1.f & g~~), purge the names withdrawn, and certify, in writing, within five (5) business days from the receipt of the petition, whether ten percent (10%) of the eligible members of the Community Association have signed the petition.

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

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

YES

☐

NO

☐

I, _____, CA Membership Number _____ hereby designate
(Print your name above)

Carol Donner, Executive Assistant, or alternatively, _____, CA Number _____

(must be present at the meeting) to cast my proxy vote as directed above.

(Signature of Member)

(Date)

Please submit your signed proxy to the CA office by 3 p.m. on October 24, 2023, if you will not be attending the Membership Meeting.