

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 14, 2022  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM**

**APPROVED**

**DIRECTORS PRESENT**

Bob Sullivan, President  
Kim Roush, Vice President  
Ron Matelski, Secretary

Ron Clark\*  
Jim Collins

Jeff Parsons  
Eric Porr\*

\*Via Zoom

**DIRECTORS ABSENT**

Roger Zieg

**OTHERS PRESENT**

Dave Birkett, Treasurer  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
22 Members plus 13 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 7 Directors present.

**II. APPROVAL OF MINUTES**

Secretary Matelski **MOVED** the minutes of the August 10, 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 the Tillers & Toilers donated \$1,000 to Operations.

Director Bratt joined the meeting at 9:10 am bringing the quorum to 8.

**IV. PRESIDENT'S REPORT**

President Sullivan thanked those who have applied for the position of Director. It's up to everyone to think about being part of the Board.

**V. TREASURER'S REPORT**

Treasurer Birkett reported the Operating Fund had a balance of \$2,469,069 at the end of August. The Replacement Fund balance was \$2,131,557 and the Renovation Fund had a balance of \$43,381. The Capital Fund balance was \$4,674,589.

There were 55 home transfers in August. He also stated that last year through August 31 there were 418 house transfers and this year 446. He encouraged everyone to attend the Budget Presentation scheduled for Thursday, September 22 at 9 am in the Florida Room.

## 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

Director Porr stated that the Committee was in the process of hiring a land planner. They are in the interview stage and hopefully be making a decision by the end of September to present to the Board if they want to go forward with the person selected. The Committee appreciated everyone who showed up for the focus group sessions we had. They were looking for features that people wanted in a resort style pool, walking trails, etc. and they are developing a list of these features and they will be given to the land planner to develop a master plan for the community.

## IX. NEW BUSINESS

### 1) Approve increase in Estoppel Fee

Vice President Roush **MOVED** that the Board add an Estoppel Fee of \$150 to Policy III which will be charged prior to closing. This fee will be effective November 1, 2022. The original Estoppel Fee of \$100 was approved by the Board on November 10, 2010.

**SECOND:** Director Bratt. **VOTE:** Unanimous in favor by voice vote. Motion carried.

### 2) Approve re-painting of four roofs on Central Campus

Vice President Roush **MOVED** that the Board approve a contract with Munyan Painting in the amount of \$65,738.00 to re-paint four painted roofs on the Central Campus. This will be expensed to Replacement/Reserve account #76401-000-4. **SECOND:** Secretary Matelski.

**VOTE:** Unanimous in favor by voice vote. Motion carried.

### 3) Approve painting of all structures on the South Campus

Vice President Roush **MOVED** that the Board approve a contract with Munyan Painting in the amount of \$19,550.00 to paint all of the structures on the South Campus including Community Hall. This will be expensed to Replacement/Reserve account #76401000-4.

**SECOND:** Director Clark. **VOTE:** Unanimous in favor by voice vote. Motion carried.

### 4) Approve dissolution of the QiGong Club

Director Bratt **MOVED** that the Board approve the dissolution of the QiGong Club as an affiliated Community Association Club. **SECOND:** Vice President Roush.. **VOTE:**

Unanimous in favor by voice vote. Motion carried.

## X. GOOD & WELFARE

Sheriff Deputy Jeff Merry spoke about the recent thefts of golf carts in our community. More deputies are patrolling at night. In the last few months, the thefts seem to occur in carports or in the driveway and the keys are left in them. This is a crime of opportunity. Also, 85% of car thefts are because doors are unlocked and key fob is in car. If you're out at night and see something, please call the local Sheriff department non-emergency number: 813-247,8200 and press 5.

## **XI. ADJOURNMENT**

Vice President Roush **MOVED** the meeting be adjourned. **SECOND:** Director Bratt.  
**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:32 a.m.



Ron Matelski, Secretary

/crd

Attachment

## **AUDIENCE PARTICIPATION AFTER THE MEETING**

The following members addressed the Board:

June Fiorelli  
Carrie Blaylock  
Gerald Hart  
Kathleen Forthofer

Their comments can be viewed at: <https://www.youtube.com/watch?v=zGkg9LvH480>

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

**September 14, 2022 from Lyn Reitz, Community Manager**

**Bandstand Concert** --- The Bandstand Concert is scheduled for tonight, September 14th, 6pm to 7:30pm. CC's Grill will be offering food, drinks and desserts.

**2023 Budget Presentation** --- Mark your calendar to attend the 2023 budget presentation to the membership on September 22, 2022 at 9am in the Florida Room.

**Hi Neighbor** --- This event will be returning on November 3<sup>rd</sup> for 6:30pm to 8:30pm at the Community Hall. More information will be released as the event is planned.

**Holiday Golf Cart Parade** --- The parade is scheduled for Saturday, December 3<sup>rd</sup> at 10am. There will be more information released as the Committee starts to meet next month and make some decisions regarding theme and prizes.

**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 August 31st, total residents were 11,492 and total membership dues were 11,592. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.