

APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 8, 2021
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

DIRECTORS PRESENT

Bob Sullivan, President
Dave Birkett, Treasurer
Ron Matelski, Secretary

Ken Bauer (via Zoom)
Gary Bratt

Kim Roush
Larry Smith

DIRECTORS ABSENT

Doug Seipelt, Vice President
Eric Porr

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
28 members in person and 33 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

There being no objections or corrections, the minutes of the Board Meeting held on August 11, 2021 were approved as submitted.

III. SECRETARY'S REPORT

• Report from Erma Faron, Chair of the Elections Committee

In Erma Faron's absence, Secretary Matelski read her report regarding the recent referendum which is attached.

• Secretary's Certification of Referendum Vote

Secretary Matelski stated he had certified that a properly called referendum to authorize the Board of Directors to spend up to \$5,800,000 for Phase 1 of the Long Range Plan Building Project using the Capital Funds and Replacement Reserve Funds (No financing required) was held on August 24, 25, 2021. The result of the referendum vote was: Yes – 1,393; Against – 1,763. A copy of his certification is attached.

IV. PRESIDENT'S REPORT

After the failure of the vote, President Sullivan asked for people to send letters as to what they would like. Some of them were very insightful and unique and rather lengthy. He is trying to consolidate them. He announced he does not take social media as input. If you want to give something to the Board, please send an email or request an appointment.

He pointed out that there are a lot of things the CA does not have authority over. For example, homeowner associations, yards, streets, sidewalks, etc. However, Director Bratt and he are currently working with the County on streets and sidewalks but again have no authority over the County. We have no authority over Walgreens, the Rodeway Inn or the church that was recently sold. He has been in touch with Zoning to make sure all the proper documents have been filed. If there are any zoning changes, we will get that information out to the community so they can be present for any discussions.

He also spoke about the number of accidents that have occurred between bicycles and golf carts and golf carts and cars. People are not paying attention. Please use some consideration. A golf cart is a vehicle and it needs to follow the same rules as a car. We have had a few nasty accidents recently and we'd like to put a stop to that.

There is a lot of depression and loneliness happening during this time of Covid 19 and we hope that people are checking in with their neighbors and friends to make sure they are OK.

V. TREASURER'S REPORT

Treasurer Birkett reported the Operating Fund had a balance of \$2,593,589 at the end of August. The Replacement Fund balance was \$1,943,606 and the Renovation Fund had a balance of \$43,375. The Capital Fund balance was \$3,096,054. There were 45 home transfers in August. There have been 418 transfers for the year to-date.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Communications – Director Kim Roush stated the CA is looking into electronic voting. A copy of her report is attached.

IX. NEW BUSINESS

- 1) Approve engagement letter with Carr, Riggs & Ingram, Certified Public Accountants
Treasurer Birkett **MOVED** that the Board approve the engagement letter with Carr, Riggs & Ingram, LLC, Certified Public Accountants, to audit the Community Association's financial position at a cost of \$20,000 and to prepare the tax returns for the year ended December 31, 2021 at a cost of \$2,500. This will be expensed from Operations Account #6433-000-1. **SECOND:** Secretary Matelski. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. AJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 9:17 a.m.



Ron Matelski, Secretary

/crd

Attachments (4)

AUDIENCE PARTICIPATION AFTER THE MEETING

The following members addressed the Board:

Jim Collins	Debi Tourangeau
Frank Johnson	Lewis Maley
Mark Erickson	Judy Paddock
Mike Martin	Walter Reed
Steven Drobnis	Vern Hendricks
Cary Blaylock	Pat Dean

Their comments can be viewed at <https://vimeo.com/600329107>.

September 1, 2021

Board of Directors
City Center Community Association

Good Morning!

Our Committee consisted to 21 very hard working CA members and altogether we spent over 250 hours working on the election over 3 weeks.

There were a total of 3185 ballots received. This included 20 duplicate ballots, 5 blank ballots, and 4 ballots from ineligible voters.

1393 yes votes - 1763 against -

313 votes were ballots that were mailed out and received back by USPS.
401 Ballots were cast in person on Tuesday and Wednesday.
2471 Ballots were deposited in the ballot box in the CA office.

Respectfully submitted

A handwritten signature in black ink that reads "Erma Faron". The signature is written in a cursive style with a horizontal line at the end.

Erma Faron
Chairman – Election Committee



Sun City Center Community Association, Inc.
1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573

**SECRETARY'S CERTIFICATION
AUGUST 24, 25, 2021 – MEMBERSHIP REFERENDUM
VOTE TO AUTHORIZE BOARD TO SPEND UP TO \$5,800,000 ON PHASE I**

I, Ron Matelski, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called referendum to authorize the Board of Directors to spend up to \$5,800,000 for Phase I of the Long Range Plan Building Project using the Capital Funds and Replacement Reserve Funds (No financing required) was held on August 24, 25, 2021.

The result of the referendum vote was:

Yes	1,393
Against	1,763

A copy of the "Official Ballot" is attached as well as the certified results.

IN WITNESS WHEREOF, I have affixed my name as Secretary and caused the corporate seal of said corporation to hereunto be affixed this 8th day of September, 2021.

Ron Matelski
Corporate Secretary



Sun City Center Community Association, Inc.

**OFFICIAL BALLOT
BUILDING PROJECT**

**August 24, 2021, Sandpiper Room,
8 am to 3 pm**

**August 25, 2021, Community Hall,
9 am to 5 pm**

**I am in approval to authorize the Board of Directors to spend up to
\$5,800,000 for Phase I of the Long Range Plan Building Project using
the Capital Funds and Replacement Reserve Funds.
(No financing required)**

YES

NO



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1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573

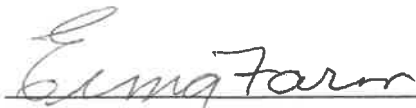
**BALLOT REPORT FORM
REFERENDUM
BUILDING PROJECT**

VOTE ON AUGUST 24 AND 25, 2021

I am in approval to authorize the Board of Directors to spend up to \$5,800,000 for Phase I of the Long Range Plan Building Project using the Capital Funds and Replacement Reserve Funds. (No financing required)

YES 1393 NO 1763

We, the undersigned, do hereby certify that the above information is true and correct:



Erma Faron
Chairperson
Elections Committee



Judge
Elections Committee

DATE: 8-25-2021

Sun City Center Community Association

Board of Director's Meeting

September 8, 2021 from Lyn Reitz, Community Manager

Food Truck Event --- There is a food truck event scheduled for November 10th 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.

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

Holiday Golf Cart Parade --- We have the Holiday Golf Cart Parade scheduled for Saturday, December 4th, 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 Saturday, October 16th, 9am to 2pm. We hope all the clubs will participate in this combination event of Hi Neighbor and Funfest.

Bandstand Concert --- Mark your calendars for the next bandstand concert scheduled for tomorrow, September 9th starting at 6:00pm. There will be a food truck and CC's Café will also be open for food and refreshments.

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 11,475 and total membership dues were 11,614. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

As a discussion point, the board wondered why our voter count was so low at previous Elections. So one of our board members went back eleven years in the minutes that can be found on our website and presented the counts. For the last five years the counts were between 1036 votes up to 3156 votes for the last election. The last two elections one in July at 20% and one in August at 27% were the highest counts in the last five years. The elections that were held in October December and April ranged from 9% to 16% and one in March was 19% of the voters. So we talked about how we can get more people out to vote.

We knew we advertised elections at board meetings, CLD meetings, HOA presidents, "News of SCC", on bulletin boards around campus and on News Blasts.

So, we started looking into electronic voting about a little over a month ago. I am currently in the process of looking at one called Becker Ballot. I have a test group that is going through the whole process to see how they like it. What I am reading is that electronic voting should increase the amount of votes we receive. The greatest advantage of electronic voting is it takes less time to tally the votes. Another advantage to electronic voting is you can do it anywhere in the world and on any device! Also, on this product survey's can be completed which is also a win win.

I will keep you updated on how this product is working out.