

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 9, 2020
VIA ZOOM

APPROVED

DIRECTORS PRESENT

Bob Sullivan, President
Dave Birkett, Treasurer

Eric Porr
Kim Roush

Doug Seipelt
Larry Smith

DIRECTORS ABSENT

Jerry Gibson, Vice President
Ron Matelski, Secretary

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
56 members 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 6 Directors present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on August 12, 2020 were approved as submitted.

III. SECRETARY'S REPORT

Acknowledgements – There were no acknowledgements this month.

IV. PRESIDENT'S REPORT

President Sullivan announced that each resident is required to pay dues to the SCCCA per Bylaw V, Section 4. There are many homes with other family members living there who are not paying the required fees. If anyone is aware of a situation like this, please give that information to the CA so that we can advise those individuals that they need to comply with the rules. This information can be anonymous.

He also announced that there are currently four positions open for the Board of Directors. There is a one-year position and 3 three-year positions. Applications must be submitted to the CA office no later than 3 p.m. on October 7, 2020.

V. TREASURER'S REPORT

Treasurer Birkett reported on financials as of August 31, 2020. The Operating Fund had a balance of \$2,513,502. The Replacement Fund balance was \$1,648,984 and the Renovation Fund had a balance of \$43,011. The Capital Fund balance was \$2,177,980. There were 47 home transfers in the month of August which added \$98,700 to the Capital Fund. Thru August of 2019, we had 351 transfers and 300 this year thru August.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Long Range Planning Committee Report Director Seipelt, Chair, updated the members on the status of the new building and pool projects.

The total project (phase one and phase two) is expected to run around \$6,000,000. With phase one we are hopeful that we can start building by July/August of 2021 and be completed by December of 2022. A rendition of the Master Site Plan was inserted on the screen and Director Seipelt went over the plan which is attached. He anticipates that phase one will be about \$4,000,000. We are doing what we need to do to keep the costs down. That is why the Board will be voting on the engineering and architectural services on both phases today. He pointed out that the entire project will come from the Capital fund and there will be **no debt....no debt....no debt.**

IX. NEW BUSINESS

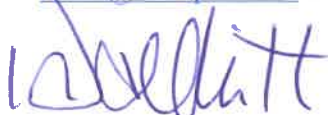
- 1) Approve Engineering Services contract with Kempton Rinard for new building and pool project. Director Seipelt **MOVED** that the Board approve an Engineering Services Contract with Kempton Rinard in the amount of \$89,700 for new building and pool project. This will be expensed from Capital Fund Account #64327-000-2. **SECOND:** Treasurer Birkett. **VOTE:** Unanimous in favor by voice vote. Motion carried.
- 2) Approve Architectural Services contract with Sol Design Studio, Inc. for new building and pool project. Director Seipelt **MOVED** that the Board approve an Architectural Services Contract with Sol Design Studio, Inc. in the amount of \$203,200 for new building and pool project. This will be expensed from Capital Fund Account #64327-000-2. **SECOND:** Director Roush. **VOTE:** Unanimous in favor by voice vote. Motion carried.

X. ADJOURNMENT

Treasurer Birkett **MOVED** the meeting be adjourned. **SECOND:** Director Porr. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:25 a.m.

AUDIENCE PARTICIPATION

Questions were raised about the new zero entry resort style pool and its location. Groups going into new building will be those currently in the old building. Pottery building will not be torn down. Sun Radio 96.3FM will be bringing back news reports for the community. If you have news, please send to news@wscqfm.com about 3 weeks in advance.



Dave Birkett, Treasurer

/crd

Attachments (2)

Sun City Center Community Association Board of Director's Meeting

September 9, 2020 from Lyn Reitz, Community Manager

Café --- The café is now fully opened. The hours are 8am to 4pm Monday through Saturday. There is to go and eat in. We are hearing glowing reviews on how good the food and service is. We hope you will stop in and support the new vendor.

Budget Meeting --- Please mark your calendars for September 23rd at 9am for the Zoom Budget meeting to layout the 2021 Budget to the Membership.

Bandstand Concert --- Please mark your calendars for the upcoming bandstand concert scheduled for September 16th 6pm to 7:30pm.

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 11,444 and total membership dues were 11,435. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

KEY:

- 01. Revised Parking
- 02. A. Future Parking Expansion**
B. Future Building Expansion
- 03. Atrium Building
- 04. Eberhart Building
- 05. Fitness Center
- 06. Arts and Craft
- 07. Office Building
- 08. Library
- 09. Library Addition
- 10. A. Existing Pool**
B. Proposed Pool
- 11. Cafe
- 12. Information Center
- 13. Lawn Bowling Greens
- 14. A. Samaritan
B. Multi-Purpose
- 15. Swan Lake
- 16. Golf Parcel
- 17. Retention pond
- 18. Plaza
- 19. Shuffle Board Courts
- 20. Landscape Buffer
- 21. Louvered Canopy**
- 22. New Restroom**

