

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**SPECIAL BOARD OF DIRECTORS MEETING**  
**MONDAY, MAY 22, 2017**  
**BOARD ROOM**

**APPROVED**

**DIRECTORS PRESENT**

John Luper, President  
Joe Elam, Vice President  
Jim Schwartz, Treasurer

Dave Birkett  
Marilyn Coté-Miller  
Jerry Gibson

Helen Lewis  
Bob Sanchez  
Bob Sullivan

**OTHERS PRESENT**

Sam Sudman, Corporate Secretary  
Lyn Reitz, Community Manager  
Carol Donner, Recording Secretary  
Jonathan Moore, President, InVision Advisors  
Chris Dinklage, Engineer, InVision Advisors  
10 Members

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

President Luper called the Special Board Meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 9 Directors present.

**II. NEW BUSINESS**

1) Approve contract with ABI Companies, Inc. for construction of new Community Association Administration Building

Treasurer Schwartz **MOVED** that the Board approve a contract with ABI Companies, Inc. in the amount of \$1,472,395 for the construction of a new Community Association Administration Building. This will be expensed from Capital Fund Account #64325-000-2.

**SECOND:** Director Birkett.

President Luper pointed out three items in this contract:

- This is a guaranteed maximum price unless the CA decides on a significant change order.
- The CA will be holding a retainage of 10% that's held until the end of the project.
- The project will be completed on or before April 1, 2018 or a penalty clause will go into effect.

President Luper acknowledged Jonathan Moore, our Owner's Representative, who has taken us through this contract step by step. He felt confident that we will have a smooth project and he thanked Mr. Moore and his staff for all the work they have done

on our behalf. He then asked, for the record, for Mr. Moore to advise why we are not going to have a Performance Bond.

Mr. Moore stated that the Payment and Performance Bond is an added insurance policy to mitigate the unknowns. In his opinion, the CA already has several layers of protection. You have an Owner's Representative who is watching the project daily, You are hiring a large reputable company with over 100 employees. We are also asking for lien waivers every month before they will be given payment for that month. At a cost of almost \$17,000, Mr. Moore recommended that it was not needed on this project.

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

## **VII. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned by unanimous consent  
at 9:08 a.m.



Sam Sudman, Corporate Secretary  
MSS:cd