

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 11, 2014
ROLLINS THEATER

DIRECTORS PRESENT

Jane Keegan, President

Sam Sudman, Vice President

David Floyd, Secretary

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Howie Griffin

Mike Killian

Helen Lewis

OTHERS PRESENT

Lyn Reitz, Community Manager

Becky Fox, Acting Recording Secretary

148 Members

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Keegan called the meeting to order at 9:00 a.m. All present joined her in the Pledge of Allegiance. A quorum was established with 9 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on May 14, 2014 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received \$16,098 to cover the cost of sliding doors for the new Information Center, Multi-purpose building and Good Samaritan Services building. The CA also received donations from Monday Movies in the amount of \$174.00 to offset License Fees and \$200 from a Japanese Tour Group for the Community Information Center. The Metaphysical Society of SCC donated a 50" Visio Smart TV and a Phillips Blu Ray Player to the CA for use in the Armstrong and Heritage Rooms.

IV. PRESIDENT'S REPORT

President Keegan's report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through May 31, 2014. The Operating Fund has a net cash balance of \$2,459,979. Liens filed are \$125,697 which increased from \$114,621 since May. The reason is that we have filed new liens on homes who have not paid their dues. In the Capital Fund, there is a balance of \$2,202,633. In the Replacement Fund, there is a balance of \$1,767,367. The Renovation Fund has a balance of \$32,007. He also stated that Capital Fund Fees were received in May for 41 homes for a total year-to-date of 200 homes.

IV. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VI. STANDING COMMITTEE REPORTS (None)

VII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

VIII. NEW BUSINESS

1. Approve addition to Policy V. (National and 501(c) Organizations)
Secretary Floyd **MOVED** that the Board approve the addition of E. National and 501(c) Organizations to Policy V. Clubs and Organizations as submitted (attached). **SECOND:** Treasurer Rothfeld. **VOTE via Roll Call:** 6 – 3. In favor: Director Alderman, Secretary Floyd, Director Griffin, Vice President Sudman, Treasurer Rothfeld and President Keegan. Against: Director Collett, Director Killian and Director Lewis. Motion carried.
2. Approve referendum to be held on December 2nd and 3rd, 2014 on financing up to \$3.5 million for a new theater.
Secretary Floyd **MOVED** that the Board approve, via a roll call vote, holding a referendum on December 2nd and 3rd, 2014 for the membership to approve financing up to \$3.5 million for a new theater. The financial institution would be repaid by future Capital Fund fees. **SECOND:** Director Alderman. After a contentious discussion between Directors and Members, a **VOTE via Roll Call** was taken: 8 – 1. In favor: Director Alderman, Director Collett, Secretary Floyd, Director Griffin, Director Lewis, Vice President Sudman, Treasurer Rothfeld and President Keegan. Against: Director Killian. Motion carried.
3. Approve Chairperson of Audit Committee
Treasurer Rothfeld **MOVED** that the Board approve Regina Shaefer as Chairperson of the Audit Committee. **SECOND:** Director Collett. **VOTE:** Unanimous in favor by voice vote. Motion carried.

IX. GOOD & WELFARE

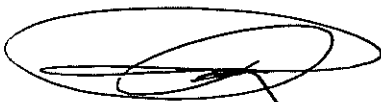
Director Collett recognized the outstanding work that Tom & Mary Culliton did as the former Chairs of the Internal Audit Committee.

Director Collett stated that the last survey was mailed to every single household and it cost approximately \$20,000 so it is not something we can do every day. Since our expert received over 4,500 responses the accuracy was very indicative of how people felt.

X. ADJOURNMENT

Vice President Sudman **MOVED** the meeting be adjourned. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 10:28 a.m.

AUDIENCE PARTICIPATION



David Floyd, Secretary
DF:cd
Attachments (3)

ADDENDUM – MINUTES – June 11, 2014

*Audience participation comments are not an official part of the Board Meetings.
They are condensed and summarized for reference only.*

NAME	SUBJECT
Helen Skinner	Asked that the Board tell the community exactly what they will be voting on in the referendum regarding financing. <i>There will be a Town Hall Meeting along with Coffee & Conversations on this subject prior to the vote.</i>
Linda Rinehart	Commented that the Kiosk in the Atrium where you can get coffee & teas is a step in the right direction but still not getting the Café that we wanted according to the survey. <i>The Board is still considering a Café in the future.</i>
Betty James	Asked what percentage of people came forward who wanted the referendum for a new theater. Did you have to have a petition? <i>No. As long as the topic meets a criteria of interest to the community. It does go both ways.</i>
Don Churchill	What was the purpose of the policy that the majority of officers of clubs must be CA members. <i>The Board felt that clubs that the CA sponsors should be run and led by our members.</i>
Jan Bassett	How many of the national organizations would not divulge their membership list? <i>A few have not. The point of the new policy is that if a new national organization wants to use our facilities, they will be listed under Organizations and not have priority in reservation requests over clubs.</i>
Gordon Bassett	Representing “Sons of American Revolution” who submitted a request to be a club before this new policy took effect and felt they should be considered under the old rules. The main reason is they have been told by Karen Jones, Editor of the NEWS, that unless they’re a club, they can’t have an article in the NEWS which makes it hard to grow. <i>It is our understanding that The News does print releases from organizations but will look into this further.</i>
Ilona Merritt	Is Ombudsman for NEWS – Karen is always asking for things to be put in – a number of organizations are represented in there.

President Jane Keegan's Report – Board of Directors Meeting – June 11, 2014

CONSTRUCTION

It is my pleasure to report that we are on schedule with our construction progress on the Master Plan. Underground utilities are being installed, the perimeter forms have been constructed. The EBS walls and Tie Beams will be erected for our new Information Center the first week of July. We are continuing, as promised, with our pay as you go plan.

Our website, suncitycenter.org, has five aerial views so you can see the complete construction site. You may find it very interesting to see how much of the campus is involved in the changes being made.

COFFEE KIOSK

The “Café Di Luna” is planning to open soon, perhaps at the end of the week. Of course it has taken longer than expected to get the Hillsborough County permission and plans submitted and passed. The new owner plans an artisan coffee and tea bar offering some of the best coffee and tea drinks from all over the world, as well as chocolate, and other light refreshments.

OUTDOOR CONCERT

“Songs of Summer” will be the theme for our next outdoor concert to be held on Thursday, July 17, from 3:30 to 5:30. The May concert was very successful. We had over 200 folks attending it. It is really a pleasure and very enjoyable to sit outside under the shade of the oak trees with a summer breeze and a cold drink. Come in your golf cart, bring your cooler, and enjoy a pleasant afternoon with John Rinell as your musical entertainment. The concerts are sponsored by the Community Association and the Patriots Club.

JULY 4 BREAKFAST

Just a reminder that we will be serving our annual Breakfast on Friday, July 4—a complete breakfast with red, white, and blue pancakes (strawberries and blueberries for toppings), eggs, toast, sausage, and beverages. The breakfast will begin at 7 a.m. and continue through noon; it will be held in Community Hall, and the cost is only \$5. We are especially indebted to Sam and JoAnne Sudman for being chairs of this great event. We also truly appreciate our volunteers who are the people that make this event possible.

LOW POWER FM RADIO STATION

Some of you may have heard that we now have a new radio station being aired throughout our community. Your Sun City Center Community Association has no affiliation with the radio station. We have no control over what is being aired. The station is a private not-for-profit station. The views expressed are only those of the station and not those of the Community Association.

Sun City Center Community Association

Board of Directors Meeting

June 11, 2014 from Lyn Reitz, Community Manager

Master Building Projects --- We have started our construction project and are moving ahead. All is progressing steadily and we have had no issues to date.

Central Campus Parking --- Please remember that vehicle parking will be very sparse during the construction. We urge you to come via golf cart during the day and possibly carpool in the evenings if you are attending an event. The County is allowing parking on Cherry Hills in the direction of traffic but not on the sidewalks. We apologize for the inconvenience but it sure will be nice when it is completed. Please adhere to the signage and do not park vehicles on the grass areas and near the shrubbery where there can then be damage to sprinkler/cable lines and landscaping.

Building Construction Entrance --- The Fitness Center main entrance is at the rear double doors during construction and the Atrium main entrance is the double doors in the plaza area nearest the pool. All other doors will be unusable during the construction but will be left unlocked for emergencies only.

During Building Construction --- Please refrain from entering the construction areas that are around the campus for the Master Plan building projects. The gates will be open during the day for workers to come and go. These are in place to protect you. Please do not enter these areas for any reason.

Resident Count --- As of May 31st total residents were 10,622 and total membership dues were 11,124. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

**Addition to Policy V to be voted on at
the June 12, 2014 Board Meeting**

V. CLUBS AND ORGANIZATIONS

E. NATIONAL AND 501(c) ORGANIZATIONS

- 1. All current National and 501(c) Organizations that presently have CA Club status are grandfathered in as CA Clubs. They must comply with all club requirements noted in Policy Section V.**
- 2. CA Club status will not be granted to National and 501(c) Organizations who are not presently CA Affiliated Clubs after July 1, 2014. Their use of CA Facilities will be governed as described in Policy VI. FACILITIES.**
- 3. National and 501(c) Organizations who give up CA Affiliated Club status will not be reinstated as CA Affiliated Clubs.**
- 4. National and 501(c) Organizations who are clubs must, unless their national charter forbids it, provide CA numbers for CA members.**
- 5. National and 501© Organizations who are clubs may follow their charter when electing officers. The CA requests that at least one officer be a CA member in good standing.**