

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 14, 2014
ROLLINS THEATER**

DIRECTORS PRESENT

Jane Keegan, President
Sam Sudman, Vice President
David Floyd, Secretary
Neil Rothfeld, Treasurer

Chuck Collett
Mike Killian
Helen Lewis

DIRECTORS ABSENT

Al Alderman
Howie Griffin

OTHERS PRESENT

Lyn Reitz, Community Manager
Carol Donner, Recording Secretary
18 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 7 members present.

II. APPROVAL OF THE MINUTES

There being no objections or corrections, the minutes of the Board Meeting held on April 9, 2014 were approved as presented.

III. SECRETARY'S REPORT

Acknowledgements –Secretary Floyd reported that the CA had received donations from the Aquasizers Club in the amount of \$269 to provide noodles for the club; Audubon Society - \$200 for the Replacement/Reserve Fund; Lapidary Club - \$500 for the Library and \$500 for the Hardship Fund; Monday Movies - \$535 to offset license fees and the Woman's Club - \$1,000 for the Library to be used for the annual subscription to the Wall Street Journal.

The following clubs donated to FunFest: Scottish Rite Club - \$25; Stained Glass Club - \$100; and Woman's Club - \$83.

The Interfaith Social Action Council donated \$3,000 to the Library for large print books. The Community Foundation of Tampa Bay, through its Hadley A. and Helen Bryant Hill Fund, gave the CA \$13,440 for the installation of cement walls around the Lawn Bowling Courts and \$7,000 for equipment for new Photo club room/teaching lab.

IV. PRESIDENT'S REPORT

President Keegan's report is attached.

V. TREASURER'S REPORT

Treasurer Rothfeld reported on financials through April 30, 2014. The Operating Fund has a net cash balance of \$2,547,561. Liens filed are \$114,621. One of the reasons this is such a large amount is because a number of the homes are under foreclosure and it's taking the banks a long period of time to finalize the foreclosures and the dues keep accumulating. In the Capital Fund, there is a balance of \$2,157,524. In the Replacement Fund, there is a balance of \$1,790,735. The Renovation Fund has a balance of \$32,064. He also stated that Capital Fund Fees were received in April for 43 homes for a total year-to-date of 159 homes versus a budget of 100 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 dissolution of the Panhellenic Bridge Club
Director Killian **MOVED** that the Board approve the dissolution of the Panhellenic Bridge Club as an affiliated Community Association club. **SECOND:** Vice President Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
2. Ratify contract with Turf Keepers for replacement of wooden walls at Lawn Bowling Courts
Director Killian **MOVED** that the Board ratify a contract with Turf Keepers, Inc. in the amount of \$17,696 to replace the wooden wall structures with concrete on the Lawn Bowling Greens. The Community Foundation of Tampa Bay has granted the CA \$13,440 for this project and the Lawn Bowling Club will cover all other costs. **SECOND:** Treasurer Rothfeld. **VOTE:** Unanimous in favor by voice vote. Motion carried.
3. Approve amendment to Policy V – Clubs & Organizations
Secretary Floyd **MOVED** that the Board approve an amendment to Policy 5.01.A.7 as follows:

(Deletions are noted as a ~~strikeout~~ and additions are **bold**.)

V. CLUBS & ORGANIZATIONS

5.01.A ORGANIZATION

7. ~~At least one Club Officer (President, Vice President, Secretary or Treasurer~~ **The majority of the Club Officers** must be members in good standing of the CA.
(This policy change will be effective with the 2015 club year.)

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

4. Approve hardship waiver

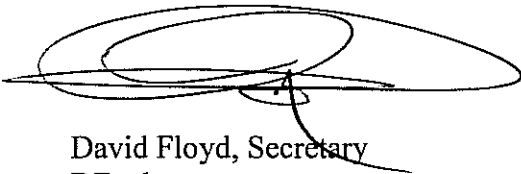
Vice President Sudman **MOVED** that the Board grant a hardship waiver for 2014 dues for Case Number 4481 as approved by the Hardship Panel. The total of \$275 representing waived dues will be taken from the Hardship Fund Account #36004. **SECOND:** Treasurer Rothfeld.
VOTE: Unanimous in favor by voice vote. Motion carried.

IX. GOOD & WELFARE (None)

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 9:18 a.m.

AUDIENCE PARTICIPATION



David Floyd, Secretary
DF:cd
Attachments (2)

ADDENDUM – MINUTES – May 14, 2014

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

NAME

SUBJECT

On the advice of legal counsel, the CA Board has determined that the Consumer Affairs Committee could no longer try to mediate issues between a homeowner and a contractor. Under recent Florida laws, the Committee cannot act as a moderator. If the CA got in the middle of a dispute, there is concern that the CA could become involved in a law suit. The CA still maintains the list of contractors who have current license and insurance requirements. Comments both positive and negative about contractors are available to our members. Also, additional steps to pursue a complaint are given to a member with an issue.

- Dale Potter Submitted his resignation from the Consumer Affairs Committee. For 25 years, complaints were given to the committee for review but now the CA no longer takes complaints due to concerns about liability.
- Ted Verzino Submitted his resignation from the Consumer Affairs Committee. Understands the CA Board will assume the responsibility of Consumer Affairs and they are no longer needed. Let our residents know there is no longer a committee and tell them why.
- Joan Shinsky Submitted her resignation from the Consumer Affairs Committee. Questioned why there is a concern about liability when for 25 years they have never been accused or charged with libelous actions. If liability was a concern why didn't the CA have the policy and procedures of the committee legally reviewed.
- Susan Muise Submitted her resignation from the Consumer Affairs Committee. Felt strongly that the Board's decision not to allow the committee to take complaints and contact the contractors to encourage them to work with the homeowners was not in the best interest of our residents.
- Marilyn Balkany She stated that the Consumer Affairs Committee has been of great assistance to many of the members of our community. Sorry this decision was made.
- Wendell Spencer Suggested that Board Members should be investigated the same way as new employees. *As long as they meet the requirements of running for the Board, we cannot prevent someone from running for the Board of Directors. We do have a new Code of Ethics and Conflict of Interest Policy.*
- Asked for the name of the attorney who advised that the Consumer Affairs Committee could no longer take complaints due to liability.
- Has a list of what the Performing Arts Club wants in a new theater – absolutely astonishing. We already have the perfect place for the theater – Community Hall.

Mentioned that the theater was in the bottom level of the Top 10 improvements from the survey- page 26. *On page 25, the theater was ranked second after a café.* The survey indicated an expansion of the Rollins Theater not a new theater.

Janet Ditmore Was sorry to hear about Consumer Affairs. Also, please put the word out that parking on Cherry Hills Drive should be in the direction of traffic.

George Lott Questioned the CA on recycling.

Wendell Spencer Advised the Board that the St. George Condominium Association has just become aware that since they are on a private street that they are responsible for their own maintenance. *Their deeds and covenants should provide this information.*

Bob Deutel Who are the members who were appointed to the Long Range Planning Implementation Committee? *John Luper, Jim Rottman, Roxann Seeley and Martha McTeague.*

What is the end date that the parking lot will be open to the community? *It is scheduled for end of September/beginning of October depending upon the weather. The entire project is scheduled for January but again dependent on the weather.*

President Jane Keegan's Report – Board of Directors Meeting – May 14, 2014

CONSTRUCTION HAS BEGUN

The construction trailer was placed on the site of the new Information Center at the beginning of May. Stakes have been placed at the corners of the property throughout the campus. Over 1,400 linear feet of 8 foot high chain link fencing has been put in place. Only trees and shrubs in the way of construction have been removed. Additional landscaping will be installed after the construction is completed.

Heavy equipment has been brought to the site. Earth moving has begun and progress has started on the Master Plan building projects. Please do not go onto the construction site as this is very dangerous. All fencing and signs are put up to keep you and your vehicle safe. Please obey the signs posted as they are for your safety and protection.

FUTURE PROJECTS

Now that we have had the ground breaking and construction is underway, we can turn our attention to future projects for our community. I have recently appointed four members from our community to the Long Range Planning Implementation Committee. My hope is that over the next few months this revitalized committee will meet and propose a plan for future projects. The Board will discuss this plan and make decisions on how to proceed to further improve our campus and the amenities for our members.

CLUB POLICY CHANGE

The Board will vote on a policy change today regarding clubs. Starting with the 2015 club year, a majority of the club's officers must be members in good standing in the Community Association. The Board feels that CA Clubs must be managed by CA members.

FREE OUTDOOR CONCERTS

The Community Association outdoor concert summer series will begin on Thursday, May 22. This concert will be from 4:00 p.m. until 6:00 p.m. We will be enjoying the music of DJ John Rinell. He will be featuring songs from of the 50s, 60s, and 70s outside under the big oak tree at the CA Bandstand on Cherry Hills Drive. Come in your golf carts, bring your coolers and chairs, sit under the oak trees; sing, dance, and enjoy the music.

Sun City Center Community Association

Board of Directors Meeting

May 14, 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 April 30th total residents were 10,591 and total membership dues were 11,103. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.