

APPROVED

MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS' MEETING  
WEDNESDAY, APRIL 8, 2026  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM

**DIRECTORS PRESENT**

Ron Clark, President  
Julie Porto, Vice President  
Carrie Blaylock, Secretary  
Jim Collins, Treasurer  
Tony Rickert  
Arthur DeAngelis  
Greg Keyes  
Geri Roberts

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
15 Members and 9 via Zoom.

**DIRECTORS ABSENT**

Director Eisman

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

President Clark called the 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. APPROVAL OF MINUTES**

Director Ricker **MOVED** the minutes of the March 11, 2026 Board of Directors Meeting, the minutes of March 26, 2026 Supplemental Board of Directors Meeting and the minutes of the March 30, 2026 Board of Directors Workshop be approved as submitted. **SECOND:** Director DeAngelis **VOTE:** Unanimous in favor by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Blaylock's report is attached.

Secretary's Certification – Secretary Blaylock's certification is attached.

**IV. PRESIDENT'S REPORT**

President Clark's report is attached.

**V. TREASURERS REPORT**

Treasurer Collins reported on financials as of March 31, 2026.

|                   |                        |                    |
|-------------------|------------------------|--------------------|
| Capital Fund      | Current Fund Balance   | \$5,084,659        |
|                   | Pending Phase 1A Bill  | \$1,026,513        |
|                   | Available for 1B Build | <u>\$4,058,146</u> |
| Replacements Fund | Current Balance        | \$1,059,279        |

|                         |                 |             |
|-------------------------|-----------------|-------------|
| Operations Fund Account | Current Balance | \$3,310,692 |
| Fundraising Account     | Current Balance | \$ 52,010   |

There were 40 homes transferred for March 2026, so \$120,000 was added to the Capital Fund Account. Our monthly average of homes sold in 2026 is 36.

## VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

## VII. STANDING COMMITTEE REPORTS (None)

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

## IX. NEW BUSINESS

President Clark stated that the first items on the agenda is a series upgrades to our campus facilities. The first four go to Director DeAngelis as he is the chair of the Long Range Planning Committee regarding the infrastructure upgrade. Director DeAngelis said that as the chair of the LRPC he's offering four items for board approval. All four relate to improvement down at the South Campus. They are all designed to expand the usability of the sports facilities and improve safety. He went on to say they feel this is a smart long-term investment in our recreation facilities and most importantly serve as a positive influence on a perspective buyer's decision to choose our community.

### 1) Approval to upgrade the electrical infrastructure (Director DeAngelis)

Director DeAngelis **MOVED** that the Board approve a contract with Bates Electric to upgrade to the electrical infrastructure at South Campus in the amount of \$41,007.30 to be expensed from Capital Account #64329-000-2.

**SECOND:** Director Keyes

Director DeAngelis went on to say that Community Manager Reitz's team and electrical technical support determined that the existing pad mount transformer had sufficient capacity to add a connection to a new panelboard. The panelboard will be located between the tennis courts and the bocce courts. This will allow the CA to have extra electrical power for long term needs because part of what is needed will already be in place to tap into. Which in turn will provide electricity to the sports facility with the Long Range Planning Committee recommending the upgrade to carry additional electrical needs for the complex.

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

President Clark stated that the second item on the agenda is lighting the tennis courts which also goes to Director DeAngelis.

### 2) Approval of the lighting of Tennis Courts 1 & 2 (Director DeAngelis)

Director DeAngelis **MOVED** that the board approve a contract with Bates Electric to light Tennis Court 1 & 2 at South Campus in the amount of \$52,059.86 to be expensed from Capital Account #64329-000-2.

**SECOND:** Director Rickert

President Clark said that is the same as the previous item. We're adding lighting to two additional courts as courts three and four are already lit at night. These are directly between those two courts and the bocce courts that will be addressed in the next agenda item.

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

President Clark said now on to the bocce courts so back to Director DeAngelis.

3) Approval of the lighting of the Bocce Courts (Director DeAngelis)

Director DeAngelis **MOVED** that the board approve a contract with Bates Electric to light the Bocce courts at South Campus in the amount of \$10,638.94 to be expensed from Capital Account #64329-000-2.

**SECOND:** Secretary Blaylock

President Clark mentioned that the bocce courts are costing a little bit less due to sharing a pole with the tennis court. So, a couple of poles can be put in one place and the lights can be put on both sides of the poles to shine in each direction. Thus, the primary pole cost is in with tennis court lighting.

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

President Clark asked Director DeAngelis what about volleyball and he said let's talk about it.

4) Approval of the lighting of the Volleyball hard courts (Director DeAngelis)

Director DeAngelis **MOVED** that the board approve a contract with Bates Electric to light the Volleyball hard courts at South Campus in the amount of \$71,981.86 to be expensed from Capital Account #64329-000-2.

**SECOND:** Director Roberts

President Clark went on to discuss that lighting the volleyball courts is a bit more money as there is a lot of trenching that needs to be done to get electricity to where the volleyball courts are from the panel board. There will also be a sub-panel included as well. Director DeAngelis stated that in doing this it will allow for future expansion for which electrical power will be readily available.

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

President Clark thanked Director DeAngelis and the Long Range Planning Committee for reviewing the lighting plans and making these recommendations. He really appreciates all the

hard work. The fifth item on the agenda is a tweak to Policy VI. about facilities and he turned item over to Vice President Porto.

- 5) Approval amending policy VI. Facilities 6.01 D Schedule “A” to include pavilions (Vice President Porto)

Director Porto **MOVED** that the board approve adding pavilions to policy VI. Facilities 6.01 D. Schedule “A” as follows:

**6.01 D. SCHEDULE "A"** (Amended 1/9/13) (12/14/22) (2/8/23) (Added 4/8/26)

Rental Fees, Security Deposits, Set Up/Take Down Fees and Exceptions to Policy 6.01 "B" 1 thru 9.

1. Rental Fees, Set Up/Take Down Fees, and Security Deposits (Amended 4/12/16)

| Room  | Rental Fee    | Set Up/Take Down Fee | Security Deposit | Room Capacity<br>T-Tables/Chairs<br>C-Chairs only |
|---|---------------|----------------------|------------------|---|
| Armstrong Room                                | \$250.00      | \$50.00              | \$200.00         | T-48  |
| Caper Room                                    | \$250.00      | \$75.00              | \$200.00         | T- 110  |
| Community Hall<br>(excluding rooms 3, 4, &5)  | \$2,000.00    | \$400.00             | \$750.00         | T-480<br>C-870                                    |
| Community Hall<br>(including rooms 3, 4, & 5) | \$2,500.00    | \$500.00             | \$1,000.00       | T-560<br>C-970                                    |
| Community Hall<br>(Rooms 3, 4, & 5)           | \$100.00/each | \$50.00/each         | \$250.00         | T-80<br>C-100                                     |
| Florida Room                                  | \$600.00      | \$150.00             | \$500.00         | T-160<br>C-200                                    |
| Heritage Room                                 | \$250.00      | \$50.00              | \$200.00         | T-48  |
| Palm Room                                     | \$75.00       | \$0.00               | \$150.00         | T-16  |
| Rollins Theater                               | \$500.00      | \$100.00             | \$250.00         | C-145   |
| Sandpiper Room                                | \$250.00      | \$75.00              | \$250.00         | T-72  |
| Eberhardt Bldg.                               | \$400.00      | \$100.00             | \$250.00         | T-64  |
| Ann Marie Leblanc Room                        | \$100.00      | \$50.00              | \$100.00         | T-16  |
| Pineapple Plaza                               | \$250.00      | \$50.00              | \$200.00         | T-3   |
| Horseshoe Pavillion                           | \$250.00      | \$50.00              | \$200.00         | T- 8  |
| Softball Pavillion                            | \$250.00      | \$50.00              | \$200.00         | T-10  |

**SECOND:** Director DeAngelis

Community Manager Reitz clarified that the room capacity is for tables. Specifically, for Pineapple Plaza up to three tables, eight tables for Horseshoe, and ten tables for Softball. She went on to say that the CA has allowed usage of these areas for a very long time, but never actually written into policy. We just used the smallest room that we have for the numbers of that room as far as pricing goes. The other day Lew Lewis was actually questioned by a member, “Where’s that in writing?” and that prompted this policy addition. So, we are just adding this to clean up policy.

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

The sixth item on the agenda is to deal with a Hardship Recommendation that the Board acted on at the last board meeting that the board needs to take another look at. This will be turned over to Treasurer Collins.

6) Approval of the Hardship Recommendation reversal as not qualified (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve the reversal of the Hardship recommendation of case #2820 due to not qualifying for hardship. The Hardship Fund Acct # 40720-000-1 will be credited in the amount of \$346.00.

**SECOND:** Vice President Porto

President Clark wants to read the motion again to make sure he understands it completely. So, the motion is to approve the reversal of the hardship recommendation for the case 2820 due to not qualifying for hardship. Also, the Hardship Fund will be credited in the amount of \$346. President Clark mentioned he needed to think this through and Community Manager Reitz discussed how the Hardship Fund works. The Hardship Fund paid into dues for that member's dues. This will pay the Hardship Fund back for the dues paid in error. President Clark stated that the member is now responsible for paying the CA and Community Manager Reitz commented that is correct and the individual would receive a letter. Treasurer Collins declared that what had happened in this instance was that the Hardship Panel got this application and were aware that the member had not fully paid dues in 2025 but did not recognize that that rendered them ineligible for an exemption in 2026. This is also why it's being reversed.

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

President Clark went on to agenda item seven, which is another hardship issue.

7) Approve 1 Hardship case (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve and grant a hardship waiver for 2026 dues for 1 member based on the recommendation of the Hardship Panel. Case number is 2963 (1 member); The total exemption of \$346.00 will be expensed from the Hardship Fund Account #40720-000-1 to cover this expense.

**SECOND:** Secretary Blaylock

President Clark mentioned that besides Treasurer Collins, the Hardship Panel also includes Director Roberts and Director Keyes. Thus, the board appreciates all the hard work of the three of them to review all of the financial information. Treasurer Collins noted that his notes were written with compliments for them being part of the panel. Director Roberts has been on the panel for three years and Director Keyes is new to the panel. Community Manager Reitz jumped in to clarify that the Hardship Fund is made up of donations. It does not come from members dues. President Clark said that statement is correct.

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

President Clark said next we have some money to put somewhere from the Community Foundation Tampa Bay. So, he gave this to Treasurer Collins as well.

8) Approve to allocate the grant for the Community Foundation Tampa Bay (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve allocating the grant in the amount of \$53,070 from the Community Foundation Tampa Bay into the Future Facilities Fund Account.

**SECOND:** Vice President Porto

President Clark advised that this is from the money that went into an endowment account primarily from Morse Family who donated a million dollars and then the foundation put another \$150,000 dollars in there. Every year the CA receives some of the earnings, from the growth of the account. This year the CA got \$53,070 back from them and we need a place to deposit it and it's been determined that the Future Facilities Fund will be a good location for that. Vice President Porto said that she wanted to thank the Morse Foundation. It's exciting to get this kind of money every year, isn't it? President Clark agreed and Community Manager Reitz advised that they originally gave the CA a million dollars. Vice President Porto said she knows and this is still really exciting. Director Rickert asked for the balance of the endowment account and was advised the total is about 1.2 million. President Clark continued that if someone wants to create excitement out there, you could also donate a million dollars.

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

President Clark advised that the final item on the agenda is the Central Campus stormwater upgrade project that he spoke about in the President's report. There is a motion regarding this and is turned over to Treasurer Collins.

9) Approve the Central Campus stormwater upgrade project (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve upsizing the stormwater system to allow existing stormwater run-off to drain properly along with the new stormwater drainage for the Applied Arts Building in the amount of \$175,000 to be expensed from the Future Facilities Fund.

**SECOND:** Vice President Porto

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

**X. GOOD & WELFARE (None)**

**XI. ADJOURNMENT**

Vice President Porto **MOVED** the meeting to be adjourned. **SECOND:** Director Roberts **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:29 a.m.

  
Carrie Blaylock, Secretary

/Am  
Attachments

**AUDIENCE PARTICIPATION AFTER THE MEETING**

Becky Barnett  
Mary Ann Rowe x2  
Lisa Bentley

Debbie Rielly  
Daniel McCausland

Ron Nelson  
Steven Bernai

## ACKNOWLEDGEMENTS

| CLUB/ORGANIZATION/INDIVIDUAL(S)                          | AMOUNT       | APPLIED TO                                   |
|--|--------------|--|
| Siville Fund   | \$ 16,522.00 | Library Donation                             |
| Arts and Scraps of SCC                                   | \$ 410.00    | Fundraising Sponsor - Future Facilities Fund |
| Stained Glass Club of SCC                                | \$ 135.33    | Funfest donation                             |
| Needlecrafters of Sun City Center                        | \$ 105.00    | Funfest donation                             |
| Sun City Center Lawn Bowling Club, Inc.                  | \$ 41.40     | Funfest donation                             |
| Potters Wheel Club                                       | \$ 107.50    | Funfest donation                             |
| Sun City Center China Painting Club                      | \$ 19.80     | Funfest donation                             |
| Nuovi Amici Bocce Ball Club                              | \$ 100.00    | Funfest donation                             |
| Art Club in Sun City Center                              | \$ 56.00     | Funfest donation                             |
| Gone Stampin   | \$ 50.00     | Funfest donation                             |
| Arts and Scraps of SCC                                   | \$ 15.00     | Funfest donation                             |
| SCC Organ Keyboard Club                                  | \$ 54.00     | Funfest donation                             |
| The Woodcarving Club of Sun City Center                  | \$ 20.00     | Funfest donation                             |
| American Assn. University Women - Sun City Center Branch | \$ 16.00     | Funfest donation                             |
| History Society  | \$ 9.70      | Funfest donation                             |
| Sew 'N Sews  | \$ 239.00    | Funfest donation                             |
| Sun City Center Ceramic Club                             | \$ 100.00    | Funfest donation                             |
| Bay Care Health System                                   | \$ 500.00    | Funfest donation                             |
|  | \$ 18,500.73 |  |



**Sun City Center Community Association, Inc.**

**SECRETARY'S CERTIFICATION**

I, Carrie Blaylock, 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 meeting of the Board of Directors for the approval of adding accountant Nancy Zynda as an administrator for all banks and have online access to all accounts and print checks on March 26, 2026.

Voting for the adding accountant Nancy Zynda was unanimous, motion passed.

A handwritten signature in blue ink that reads "Carrie Blaylock". The signature is fluid and cursive.

Carrie Blaylock  
Corporate Secretary

## President Report – April 8, 2026, Board Meeting

The construction of the new Applied Arts Building continues to move ahead. The plan for April is to complete Final Paint, Millwork, Carpentry Installation, Carpet Installation, Awning Installation, and Install Toilet Partitions. The building is on track to be completed by May 15<sup>th</sup>.

The site work is experiencing some challenges. The Water Tie-In and Sanitary Sewer Tie-in were completed in March. However, as evidenced by the opening on the south side of Cherry Hills Blvd, we are waiting for the county to perform their final inspection before we can complete that installation.

More challenging is disposal of the storm water falling on the Applied Arts Building. Our Civil Engineer designed a system with a short length of pipe that would connect to storm drain piping in Cherry Hills Blvd that was shown on a county drawing. Unfortunately, it was discovered that the county storm water pipe does not exist. Thus, we now need to take the storm water a longer distance to properly dispose of it. Another challenge is the current storm water drainage which does not work properly for stormwater from the Library, Administrative Building, Pineapple Plaza, southerly Lawn Bowling Court, and Shuffleboard Courts. The best engineering solution is to implement a Central Campus Stormwater Upgrade Project which will contain both the existing stormwater flow and the new construction stormwater flow. In the new business section of today's meeting, the Board will consider funding this project from the Future Facilities Fund and from Capital Funds previously approved for Phase 1A & 1B.

The Board continues to negotiate with a preferred vendor on a contract to operate the new restaurant in Phase 1B. The discussions have been productive and as a result our Architect is working on an interior design with the vendor's design team. Once a contract is signed, the final interior design of the restaurant and bar can take place with the vendor's input. The selected vendor will be providing approximately \$500,000 worth of equipment to outfit the facility.

In summary, spring is here and it is a beautiful time of the year. Please enjoy the moment of living in this great community and as always, let's all remember to be respectful, positive, and kind while having fun in our senior years.

**Sun City Center Community Association**  
**Board of Director's Meeting**  
April 8, 2026 from Lyn Reitz, Community Manager

**Applied Arts Building** --- Our schedule has been impacted slightly by some County inspections and stormwater issues. We are working through them and hope the delay is minimal. We will schedule a walkthrough for the clubs in the next few weeks.

**Bandstand Concert** --- Make sure to attend our first summer bandstand concert tonight at 6pm.

**July 4<sup>th</sup> Events** --- we will be having our July 4<sup>th</sup> Bandstand Event with Entertainment at the Bandstand and Pool area, a food vendor and free ice cream sandwiches while they last. We will also have our 4<sup>th</sup> of July Breakfast at the Community Hall. Stay tuned for more information. There are sign-up sheets at the back tables if you would like to volunteer to work at the breakfast.

**On Going Projects** --- We are still working on numerous projects throughout both south and central campus and will continue for the next couple of months. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for any inconvenience and thank you for your cooperation.

**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](mailto:sccboard@suncitycenter.org). It is a great way to stay on top of CA information.

**Resident Count** --- As of March total residents were 11,232 and total membership dues were 11,232. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.