

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS' MEETING  
WEDNESDAY, APRIL 9, 2025  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM**

**DIRECTORS PRESENT**

Ron Clark, President  
Carrie Blaylock, Vice President  
Debbie Caneen, Secretary  
Jim Collins, Treasurer

Tony Rickert  
Nancy McCall  
Julie Porto  
Geri Roberts

Arthur DeAngelis

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
Deputy Jeff Merry  
CSA Ashley Stewart  
14 Members and 11 via Zoom.

**DIRECTORS ABSENT**

None

**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 Porto **MOVED** the minutes of the March 12, 2025 Board of Directors Meeting, the minutes of March 27, 2025 Supplemental Board of Directors Meeting and the minutes of the March 31, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** Treasurer Collins **VOTE:** Unanimous in favor by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Caneen's report is attached.

**IV. PRESIDENT'S REPORT**

President Clark's report is attached.

**V. TREASURERS REPORT**

Treasurer Collins reported on financials as of March 31, 2025. The Operating Fund had a balance of \$3,703,864.84. The Capital Fund balance was \$6,975,249.93. The Replacement Fund balance was \$1,239,617.56 and the Renovation Fund had a balance of \$64,155.45. In March we had house transfers of 35 for which \$105,000 was put in the Capital Fund. The average house transfer for 2025 so far for 2025 is now 36 a month.

## VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

## VII. STANDING COMMITTEE REPORTS (None)

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark then asked Director McCall if she had any updates for the Fundraising Committee. Director McCall stated last week was Senior Idol in Rollins Theater and it was almost a sold-out show. The theater was packed and everybody had a blast with great music. At the end of the show, she asked the attendees if she had the same event next year would they attend and it was a unanimous yes. She reiterated that if individuals did not attend, they missed a fun evening and the event made \$1,700. Battle of the Bands is tomorrow night (April 10<sup>th</sup>) at Community Hall. They have sold 155 tickets and tickets will be sold at the door. The total ticket sales so far are roughly \$2,500. For Murder at Luigi's Pizzeria sixty-eight tickets have been sold for approximately \$2,500. This show will be April 19<sup>th</sup> and the last event for this season until October. President Clark asked if food will be served at Battle of the Bands and Director McCall indicated that food would be served. President Clark inquired as to if there were any additional committee reports and the Board said there were no further committee reports so on to New Business.

## IX. NEW BUSINESS

President Clark stated that the first item on the agenda is amending policy VI. Facilities 6.01 A. Fundraising which extends to Director McCall.

- 1) Approval amending policy VI. Facilities 6.01 A 3. Fundraising (Director McCall)  
Director McCall MOVED that the Board approve policy VI. Facilities 6.01 A 3. Fundraising All fund-raising activities will be conducted in accordance with Florida Statute Chapter 849 Gambling and existing policies. (See Policy 5.01.B.6). Each affiliated club may hold twelve fund raising activities a year. Additional fund-raising activities require the approval of the CLD.

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

President Clark stated that the second item on the agenda is the money the CA received from the Community Foundation of Tampa Bay which goes to Treasurer Collins.

- 2) Approval of allocating the grant from the Community Foundation of Tampa Bay into the Future Facilities Fund (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve allocating the grant in the amount of \$51,501 from the Community Foundation of Tampa Bay into the Future Facilities Fund Account # 12350-000-1.

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

Treasurer Collins discussed how the CA has funds in two accounts with the Community Foundation of Tampa Bay. One is the Morse Endowment Fund account. President Clark clarified that the CA actually has three accounts with the CFTB. The other two are the Future Facilities Fund and the Hurricane Reserve Fund. The grant money in question are earnings

received from the Morse Endowment Fund which has two accounts within it. (The money donated by Morse's and the match by the CFTB.) The \$51,501 will be going into the Future Facilities Fund, which is a reserved fund, so the funds can be used on any CA facility needs at any time.

President Clark reiterated the third item is the approval of adding Save Sun City Center to our policy chart so they can use the CA's facilities and he turned this item over to Vice President Blaylock.

- 3) Approval of adding Save Sun City Center, a 501(c)3 organization, as a recognized SCCCA organization in VI. Facilities policy 6.01.D Schedule "A" chart # 2 for the room charge policy (Vice President Blaylock)

Vice President Blaylock **MOVED** that the Board add Save Sun City Center, a 501(c)3 organization, as a recognized SCCCA organization in VI. Facilities policy 6.01.D Schedule "A" chart # 2 for the room charge policy. See below as a portion of the chart with Save Sun City Center added.

Save Sun City Center	Free	No	Yes
Scottish Rite Club	Free	No	Yes
Security Patrol	Free	No	Yes
Shriners	Free	No	Yes
SCC Chamber of Commerce	Free	Yes	Yes
SCC Charitable Foundation	Free	No	Yes
SCC Travel Club (Mini Bus)	Free	No	Yes
SCC Woman's Club	Free	No	Yes
Southshore Campaign Against Human Trafficking	Free	Yes	Yes
Sun Radio Station 96.3	Free	No	Yes

**Community Hall usage subject to review for set up and take down fees.**

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

President Clark spoke that Save Sun City Center became a 501(c)3 earlier this year on January 10<sup>th</sup> and they let the CA know in March they needed to be added to the list of 501(c)3 charities that can utilize the facilities. The chart they are being added to are non-CA organizations so it has nothing to do with our affiliated clubs.

President Clark stated that the fourth item on today's agenda is entertainment fun in 2025 and 2026, he turned this over to Treasurer Collins.

- 4) Approval of the 2025/2026 Series Entertainment Contracts (Treasurer Collins)

Treasurer Collins **MOVED** the board approve the following contracts with William Clair Entertainment for the 2025/2026 Entertainment Series to be expensed from account #41321-000-1:

#### FRIDAY NIGHT DANCE SERIES

- Rocky & The Rollers, November 21, 2025 - \$7,000
- One Hit Wonders, December 19, 2025 - \$6,500
- Firefly, January 23, 2026 - \$3,000
- Frequency Band, February 6, 2026 – \$6,200
- Luna and the Warriors, March 6, 2026 - \$3,000

#### SUNDAY AFTERNOON SERIES

- Jassen Allen – Lionel Richie Tribute, November 9, 2025 - \$7,300
- These Guys Worldwide, December 7, 2025 – \$7,800
- Million Dollar Duet, January 11, 2026 - \$7,000
- Eagles Revival, February 15, 2026 - \$6,500
- British Invasion Years, March 29, 2026 - \$8,500

Total: \$62,800

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

President Clark notified that the fifth item on the agenda is regarding amending policies and he turned three items over to Director Porto.

5) Approval amending policy IV. Committees 4.02 Special Committees C. Entertainment  
(Director Porto)

Director Porto **MOVED** that the Board approve amending policy IV. Committees 4.02 Special Committees C. Entertainment 1. To assist the Entertainment Director in running the entertainment venues. 2. To assist the Community Association Manager and Board Liaison with the Hi Neighbor Event, Funfest Event, and the Holiday Golf Cart Parade on an as needed basis.

**SECOND:** Vice President Blaylock **VOTE:** Unanimous in favor by voice vote. Motion carried

President Clark stated these amendments are at the request of an individual. According to Community Manager Reitz this amendment just clarifies the committee line item in the policy and removes the hospitality piece. President Clark reiterated that the unnamed individual requested the hospitality piece be removed and the Board does not find fault with them.

The sixth item on the agenda is another policy regarding hospitality also goes to Director McCall.

6) Approval amending policy IV. Committees 4.02 Special Committees G. Hospitality (Director Porto)

Director Porto **MOVED** that the Board approve amending policy IV. Committees 4.02 Special Committees C. Hospitality 1. Operation of the Information Center at 901 Cherry Hills Drive 2. Weekly “Welcome New Neighbors” Program.

**SECOND:** Vice President Blaylock **VOTE:** Unanimous in favor by voice vote. Motion carried

Last but not least another policy regarding facilities is going to Director Porto.

7) Approve amending policy VI. Facilities 6.01 15 d (Director Porto)

Director Porto **MOVED** that the Board approve amending 6.01 15 d All Clubs, organizations and/or members using CA facilities will be responsible for monitoring and maintaining the posted room occupancy capacities and adhere to all fire codes before and during the event.

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

President Clark advised that this amendment is a result of a recent Save Sun City Center meeting where too many people were in Rollins Theater. All rooms have posted room capacity i.e., the maximum number of people allowed in any room. As the employees go through and make sure the rooms are not overcrowded, they do receive pushbacks from participants. So, this amendment is pointing out that this is the responsibility of the club, organization, or whoever is hosting the event to make sure that the capacity of the room is not exceeded.

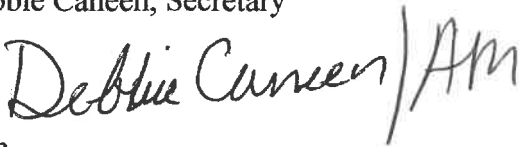
## **X. GOOD & WELFARE**

Director Roberts would like to thank one of the residents, John Colgren for putting together the wonderful video of Fun Fest. It can be viewed at the Community Hall and not in the Atrium. It can only be shown in the Atrium if the recording is given to Bob Dealmeida who displays it.

## **XI. ADJOURNMENT**

Director Porto **MOVED** the meeting to be adjourned. **SECOND: Director Rickert VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:34 a.m.

Debbie Caneen, Secretary

A handwritten signature in black ink that reads "Debbie Caneen" followed by a vertical line and the letters "Am".

/Am

Attachments

## **AUDIENCE PARTICIPATION AFTER THE MEETING**

Deputy Jeff Merry

Kathy Kerschke

## ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Shellcrafters Club	\$ 500.00	Future Facilities Fund
Joseph & Kathleen Schmidt	\$ 1,000.00	Fitness Center
Swim Dancers Club	\$ 150.00	General Fund
Cash	\$ 450.00	Fun Fest
Sew N Sews	\$ 330.00	Fun Fest
Ceramics Club	\$ 100.00	Fun Fest
Sun City Center Cooking Demonstration Club	\$ 100.00	Fun Fest
Lawn Bowling	\$ 38.60	Fun Fest
Tillers and Toilers	\$ 150.00	Fun Fest
Baggin & Braggin Corn Hole Club	\$ 60.00	Fun Fest
Fundraising Committee	\$ 150.00	Fun Fest
Design One Garage Doors	\$ 400.00	Event Sponsor
Nancy McCall	\$ 50.00	Event Sponsor
Christopher Yannes	\$ 100.00	Historical Brick
Senior Idol	\$ 1,700.00	Event Proceeds
Carrol & Russell Mell	\$ 250.00	Event Sponsor
Al & Dianne Baker	\$ 100.00	Event Sponsor

## President's Report April 9, 2025 Board Meeting

Much construction progress has been made in the last 30-days regarding our Bocce, Volleyball, and Central Campus Upgrade projects. All construction expenses are paid from the Capital Fund home purchase fees and not from Members' dues.

The Board approved the construction of three Bocce courts in the south campus and our engineer is engaged in the county permitting process. Once that is completed, we will have a better idea of completion timing.

Substantial progress has been made on the construction of the two hard surface Volleyball Courts in the south campus. We expect that the Club will be able to play on them by June 1<sup>st</sup>. We have great sports facilities for our members and they are well maintained and only getting better.

In March we had the Groundbreaking Ceremony and site construction started for the Applied Arts Building (Phase 1A of the Central Campus Upgrade Project). The contractor's schedule shows the building pad and underground water and electrical components constructed in April, the building walls erected in May, and final acceptance by the CA on April 14, 2026.

Given the above schedule, we could begin construction in June 2026 on Phase 1B which is the new Rollins with the restaurant & bar and new resort style outdoor pool. However, current estimates are that we will be approximately \$3.3 million short of money in the Capital Fund which receives its funds from the \$3,000 house purchase fee paid by new residents. We would have to wait until June 2029 to have enough money in the Capital Fund if the current average of 35 home sales per month continued. Another alternative would be to take out a construction loan that would be repaid from the Capital Fund to start construction 3 years earlier in June 2026 and avoid 3 years of inflation of construction costs. The membership will have to vote on the funding for Phase 1B but the Board would appreciate your feedback now either in person, or by phone, or by email to [sccboard@suncitycenter.org](mailto:sccboard@suncitycenter.org).

On a sad note, the Community Association recently lost a member who died as the result of a golf cart and vehicle crash at the Pebble Beach crossing of SR 674. I have reached out to Kimberly Byer who is the Assistant County Administrator – Public Works Administration and requested additional signage to warn vehicles about golf carts crossing at the three locations on SR 674. As a result, the county team will coordinate with the FDOT to conduct a comprehensive safety evaluation of all golf cart crossings along SR 674. As part of this assessment, the team will develop safety recommendations, which hopefully will include enhancements such as additional signage.

The sad news illustrates how precious and precarious life can be. Even more reason for all of us to be positive, respectful, and kind while having fun in our senior years.

# **Sun City Center Community Association**

## **Board of Director's Meeting**

**April 9, 2025 from Lyn Reitz, Community Manager**

**Shredding Day** --- Make sure you have the next shredding day on your calendar which is set for April 11<sup>th</sup>, 9am to Noon. Please make sure you have your membership badge with the updated sticker and your items are in paper bags or boxes.

**Hurricane Preparedness Meeting** --- Emergency Squad will be having their annual Hurricane Preparedness Meeting at Community Hall on April 24<sup>th</sup> at 1pm.

**Contractors and Employees Working** --- Please do not stop contractors or employees from completing their jobs. Whether it be landscapers, painters, concrete, fencing, plumbing, electrical, etc. These contractors and/or employees have jobs to do and time frames to do them in and we do apologize if this is inconvenient to you but we only have certain time available for these repairs/replacements/upgrades and they need to be completed.

**On Going Projects** --- We are working on numerous projects throughout both south and central campus and we have started our Phase 1a construction. Please be aware of your surroundings and make sure to follow signs and stay clear of fenced, coned, and roped off areas for your safety. Please also do not disturb any orange protective tree barriers as they are permitted and must remain in their locations throughout the construction period. We apologize for an 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 31<sup>st</sup>, total residents were 11,219 and total membership dues were 11,316. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.