

APPROVED

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

DIRECTORS PRESENT

Ron Clark, President (Zoom)
Carrie Blaylock, Secretary
Jim Collins, Treasurer
Julie Porto, Vice President

Tony Rickert
Greg Eisman
Geri Roberts

Arthur DeAngelis

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
5 Members and 6 via Zoom.

DIRECTORS ABSENT

Wayne Keyes

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 8 Directors present.

II. APPROVAL OF MINUTES

Director Rickert **MOVED** the minutes of June 10, 2026, Board of Directors Meeting, the minutes of April 23, 2026 be approved as submitted. **SECOND:** Vice President Collins **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Blaylock gave the report below:

Do You Wanna Dance Club	\$4,792.00	Purchase and installation of two AED units
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IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS REPORT

Treasurer Collins reported on financials as of June 30, 2026:

Capital Fund	Current Fund Balance	\$4,954,416
	Pending Phase 1A Bill	<u>\$ 681,071</u>
	Available for 1B Build	<u>\$4,273,345</u>
Replacements Fund	Current Balance	\$1,377,084

Operations Fund Account	Current Balance	\$2,018,821
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Fundraising Account	Current Balance	\$ 55,044
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In July we had house transfers of 28 for which \$84,000 was added to the Capital Fund. The average house transfer for 2026 is now 38 a month.

President Clark clarified that actually 32 homes were transferred. However, there were refunds given to 4 home buyers who qualified for a refund as former homeowners. Thus, there was a net of 28 capital fund fees added to the Capital Fund.

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 now on to new business items. With that decision he turned the first agenda item over to Treasurer Collins.

1) Approval the roof replacement of the library (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve a contract with Nova Roofing for the replacement of the roof of the library in the amount of \$23,906.10 to be expensed from Replacement Account #76802-000-4. (Corrected amount for the roof is \$24,992.14)

SECOND: Vice President Porto

President Clark asked Community Manager Reitz to shed some light on this agenda item. She went on to explain that the current roof is sixteen years old and made up of two different roof types. The back portion has a flat roof and the remaining roof is shingled. The bid encompasses replacing both roof types, as the company has to essentially meld the flap from the flat roof into the shingle roof. This has been repaired multiple times and the repair is just not holding as the seams have given away from the flat roof to the shingle roof. It is time to replace the roof and it is in the replacement schedule and funded.

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

President Clark said there are some additional agenda items regarding the pickleball shelter/pavilion for Community Manager Reitz explain. She stated that the President of the Pickleball club provided reports regarding several issues with the pickleball shelter. Community Manager Reitz went to the South Campus to investigate his reports. She found that water was leaking inside the shelter which is not supposed to happen. Contractors have viewed the shelter/pavilion and there are two issues. One there is no drainage or gutter system on the sloped end of that shelter. When the shelter was built, the same contractor that built the

pickleball courts, built the shelter. Unfortunately, with no way to drain it properly without impacting the courts or drilling into the concrete and putting an under-drain system for the gutters. So, there was no gutter ever built on that side of the shelter. All other shelters have gutters to drain rainwater off the court. One of the gutter companies the CA uses stated they can put gutters on the shelter. The thought process is that since the shelter is 147 feet long, it would be engineered to do a down spout at each end with a drain in the middle. The drain would be above and down the fencing and through the court on the middle fence that is a divider for the court. So, you will see the gutter attached to the bottom of that fence that will go out the end closest to volleyball and it would drain there. It will be painted green so it matches the fence, essentially, the player should not even notice it. The two end portions will be off side beams with small down spouts as there is enough fall to bring that water off those sidewalks and into the grass. If this becomes an issue, it will be monitored, and she will look at core drilling the concrete and putting something underground. The second issue is the seams of the roof are holding water because there isn't a gutter. This structure is a bit over two years old and all the seams are starting to peel up. Which is now soaking the pieces of foam that are there to protect and insulate it, and they are starting to swell at the corners. The new gutters will alleviate all the water; however, all the seams need to be resealed. This is the reason that water is getting in between the panels. The structure is aluminum with panels on the top of it which give a lot of heat reflection so walking underneath it is actually cool. The panels absorb the heat which helps the shelter stay cooler. When these panels aren't properly prepared, they start to absorb water, which is what is happening now. So, the secondary motion is to peel up all the old seam tape and to repair the panels and add elastic coat as further protection. This will keep the seams and panels from doing this repeatedly. Community Manager Reitz seeks the following motions:

- 2) Approval of a contract with MCA Repairs to install gutters on the Pickleball Pavillion at a cost of \$8,400 from the Replacement Reserve Account #76801-000-4

Director Rickert **MOVED** that the board approve contract with MCA Repairs to install gutters on the Pickleball Pavillion at a cost of \$8,400 from the Replacement Reserve Account #76801-000-4

SECOND: Secretary Blaylock

President Clark pointed out that the gutters are not a replacement of existing gutters, but new gutters to be installed on the pavilion. This would then be a Capital Account expense and therefore an amendment would need to be made for the motion. The amended motion is as follows:

- 3) Approval of a contract with MCA Repairs to install gutters on the Pickleball Pavillion at a cost of \$8,400 from the placement Capital Account #64349-000-2

Director Rickert **MOVED** that the board approve contract with MCA Repairs to install gutters on the Pickleball Pavillion at a cost of \$8,400 from the Capital Account #64349-000-2

SECOND: Secretary Blaylock

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

Community Manager Reitz confirmed that while the structure does have cross bracing east to west but not north to south. The contractor recommended the additional bracing as the CA could lose the structure in a storm if we do not. This could lead to damaging the fencing in the courts.

- 4) Approval of a contract with MCA Repairs to re-seam all panels and add cross bracing to all beams on the on the Pickleball Pavillion at a cost of \$8,800 from the placement Capital Account #64349-000-2

Director Rickert **MOVED** that the board approve a contract with MCA Repairs to re-seam all panels and add cross bracing to all beams on the on the Pickleball Pavillion at a cost of \$8,800 from the placement Capital Account #64349-000-2.

SECOND: Treasurer Collins

Director DeAngelis asked if the bracing was included in the original construction documents and Community Manager Reitz explained that no, the previous vendor did not include all bracing. They didn't feel they needed to add all the braces that the new contractor suggested. What bracing the structure has is the way it was originally built. His second question is regarding a guarantee on the on the seems when it was constructed and he was told that the guarantee was one year.

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

X. GOOD & WELFARE

Vice President Porto is excited when fencing came down, when she drove by the new building and saw the lights on.

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 9:34 a.m.


Carrie Blaylock, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Mary Ann Rowe x2

Ron Nelson

Lisa Bentley

President Report – July 8, 2026 Board Meeting

A very successful and fun July 4th Breakfast was held in Community Hall with over 1,000 meals served. An excellent job by the Breakfast Committee and much appreciation to Co-Chairs Cindi Malin, Len Lewinski, and the over 125 volunteers on the Committee. A wonderful way to celebrate our nation's 250th anniversary and to demonstrate the CA volunteer and fun spirit.

Work on the Central Campus Stormwater Upgrade Project started in June and includes connecting stormwater pipes from the new Applied Arts Building as well as from some of our existing North Campus facilities to a new central stormwater drain line. The installation is near completion with all major work done as only the building downspouts need to be connected to the system.

With the installation of the stormwater system, the ground has been leveled around the Applied Arts building. Soon the new sidewalks and landscaping will be installed and the new parking area built along the Phase 1A area of Cherry Hills Blvd. The Applied Arts Building is essentially completed. The next major milestones to accomplish are to secure county approval for the potable water supply which includes approval of a required second water test (we passed the first test) and approval of As-Built drawings for the water meter pad once it is in place. After that we can apply to the county for a Certificate of Occupancy and we have a target date of mid-August for approval. Once received, we can move clubs into the Applied Arts Building from Pottery and Rollins and start their demolition and commence with Phase 1B construction.

Regarding the vendor for the new restaurant in Phase 1B, we are still in negotiations with a nationally known firm. A verbal understanding has been reached on terms, and the focus is to now secure a written agreement. They have been very cooperative and responsive and have their engineering staff working on the restaurant and bar interior design with the Board's architect to keep the 1B project on schedule. The Board is being very thorough on this agreement to make sure it properly serves the needs of our community. This vendor will also be providing approximately \$500,000 worth of equipment to outfit the facility.

The Board's efforts continue to upgrade our facilities to make them attractive and available for more usage by the membership. The new lighting poles recently arrived for new lighting for the bocce and volleyball facilities and two additional tennis courts. They will be installed shortly and nighttime play available later this summer for these facilities. The Board is committed to having excellent and affordable facilities for our membership to enjoy. 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

July 8, 2026 from Lyn Reitz, Community Manager

Applied Arts Building — Our schedule has been impacted slightly by some stormwater issues. We are working through them and now have a tentative schedule for receiving the TCO in early to mid-August.

Bandstand Concert --- Make sure you attend the outdoor concert tonight Wednesday, July 8th at 6pm to 7:30pm. CC's Café will have food for sale for this event.

Fun Food Events — Mark your calendars for July 15th for the lobster food truck 4pm to 7pm and July 19th for an ice cream truck Noon to 3pm to be in the circle for purchase of some yummy foods for your enjoyment.

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. It is a great way to stay on top of CA information.

Resident Count --- As of June total residents were 11,274 and total membership dues were 11,387. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.