APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, AUGUST 13, 2025
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

DIRECTORS PRESENT

Ron Clark, President (Zoom)
Carrie Blaylock, Vice President
Jim Collins, Treasurer
Tony Rickert
Nancy McCall
Geri Roberts
Arthur DeAngelis
Julie Porto

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
11 Members and 7 via Zoom.

DIRECTORS ABSENT

Debbie Caneen

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 the July 9, 2025 Board of Directors Meeting and the minutes of the August 4, 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 – Due to Secretary Caneen's absence, Vice President Blaylock reported that the CA received $100.00 from The World of Suzie Vong, LLC, $250.00 from City Salon, LLC, and $25.00 from Mary Anne Moseley for Fundraising Sponsorships into the Future Facilities Fund. The CA also received $59.00 from Monday Movies as Movie Donations. The CA received an extremely generous donation of $20,000.00 from Nancy Granert in memory of her father Howard Granert with thanks to Robert and Rebecca Mohr into the SCCCA Forever Fund.

Thank you for purchasing Historical Bricks – to both Nuovi Amici Bocce Ball Club and Ronald and Christine Golick for their $100.00 brick purchase.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS REPORT

Treasurer Collins reported on financials as of July 31, 2025:
Capital Fund

Committed Funds Phase 1A	$2,991,040
Uncommitted Funds	$2,970,307
Fund Balance	$5,961,347
Replacement Fund	
Current Balance	$1,321,148
Operations Account	
Current Balance	$2,377,591
Renovations Fund	
Current Balance	$75,984

The CA had 33 homes transferred for July. $99,000 was added to our Capital Account Fund. The average number of homes transferred was 37 for July 2025 YTD

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

Director McCall spoke about the History Society on how they are working very diligently on Ms. Sun City Center. They have completed a video that will be shown in the Atrium and an entire display with the history of this event. Director McCall commends the History Society for all the work they are doing on this event. President Clark thanked Director McCall for her efforts and arranging for the high-profile Master of Ceremonies for Ms. Sun City Center. He then confirmed the date and time as October 29, 2025 from 5:00 p.m. to 8:00 p.m.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark then asked Director McCall if she had any updates for Special Purpose Committee Reports. Director McCall, she has a few announcements about Ms. Sun City Center. Applications are due by September 5th and there are still spaces available. Contestants must be 60 years old or older and present a talent such as singing, acting, dancing, playing musical instruments, juggling, or almost anything. Ticket sales start next Tuesday, August 19th, in the Atrium. For the first week, Tuesday and Thursday, are for full tables. The price for 10 seats is $250.00 per table. The following week will be for single seat tickets. The week after that sales will be opened up to the public. She went on to state that almost $2,000.00 has been received in sponsorships. There will also be a silent auction that the clubs could participate in and the deadline is October 7th, 2025 for the programs to be printed. The final announcement is that the historical brick project has been completed, however, the bricks for the pool are forthcoming. 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.

1) Approval to add to V. Clubs and Organization 5.01 B. Operation 7 c. (VP/CLD Blaylock)

VP/CLD Blaylock **MOVED** that the Board approve adding to policy V. Clubs and Organizations 5.01 B 7 c to state "Any club compensating an instructor or independent consultant is responsible for making sure they have an insurance liability policy that would indemnify the Community Association from potential liability while performing their compensated task on the facilities."

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

Vice President and Club Liaison Director Blaylock went on to say that this addition is self-explanatory. This is just to make sure that if any CA club is hiring an instructor, that the instructor has liability insurance on themselves. This protects the CA if the instructor gives an instruction for a CA member that results in the CA member being injured. Treasurer Collins asked if this was already in policy and was told the form has this diction but it is not stated in the current policy.

President Clark stated that the second item on the agenda is to amend V. Clubs and Organizations 5.01 B Operation #9 which goes to VP/CLD Blaylock.

2) Approval to amend V. Clubs and Organizations 5.01 B. Operation 9 (VP/CLD Blaylock)

VP/CLD Blaylock **MOVED** that the Board approve amending V. Clubs and Organizations 5.01 B. 9 to state "No sale of alcoholic beverages may be permitted (F.S. 562.12). The cost of alcoholic beverages may not be included in the cost of event tickets. Alcoholic beverages (BYOB) are allowed with the permission of the club's or event's host. No monetary donations or charging for alcohol allowed. No bar type set ups allowed. Clubs will monitor their members during events to make sure they adhere to policy."

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

Director Porto asked if mocktails counted under bar type set ups and was told no mocktails do not count as they do not have alcohol. She then asked what constitutes a bar type set up and was told that it would be several people bringing different types of alcohol and allowing everyone else to self-serve. President Clark stated that the Board is removing that the BYOB was for personal consumption only. Meaning that an individual could bring alcohol to a club event and share with another club member if that were allowed by the club. With this change in policy, it would treat all CA members like responsible adults. It would also put the onus on a club if alcoholic beverages caused issues at said club's event. VP/CLD Blaylock stated she is leaving this decision up to each individual club to decide if they want to include sharing alcohol.

President Clark reiterated the third item is the approval for adding dissolution of a CA Club. He gave this topic to VP/CLD Blaylock.

3) Approval for a add to V. Clubs and Organizations B. Operation 12. Dissolution of a CA Club (VP/CLD Blaylock)

VP/CLD Blaylock **MOVED** that the board add V. Clubs and Organizations B. Operation 12. Dissolution of a CA Club to state:

"Please follow these steps to begin dissolution of a club

a. Contact the Club Liaison Director (CLD) as soon as possible to discuss reasons for terminating the club. If a decision is made to continue with dissolution, the club board will hold a membership meeting for the purpose of conducting a secret ballot vote.

b. If the majority of the members vote to dissolve the club, then the members will vote by secret ballot on where to donate the remaining assets and funds of the club; the recipients must be 501c(3) organizations.

c. The club president (or designated individual) will submit to the CLD the following:
    i. Copy of the secret vote results.
    ii. The most recent bank statement.
    iii. A proposed Disposal of Assets form, including the designated recipients.

d. When the CLD has signed off and approved of the donations, the club will disperse the funds.

e. Club president will submit to the CLD a final bank statement showing a zero balance and a copy of the donation checks.

f. The CLD will move to dissolve the club at the next appropriate board meeting."

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

This agenda item came about as VP/CLD Blaylock requested a policy on how to dissolve a club as currently one does not exist. The only item still up for examination is the Disposal of Assets form that already exists but needs to be updated. Director Porto spoke with VP/CLD Blaylock regarding item c., and CLD Blaylock would prefer to receive a list of assets as the assets belong to the CA. VP/CLD Blaylock explained that when a club purchases items and those items are stored and insured on the CA's property, these items belong to the Community Association. That being said, if a club decides to dissolve, another club or entity may use said items with approval of the CLD. A list of club assets is preferred so that these items could be distributed to another club or entity at the club's discretion and CLD approval. President Clark stated that the proposed form would be something the CLD would review. This would allow any assets to be turned over to another club, disposed of, or donated to another 501c3.

Item number four is regarding document retention and it goes to Director DeAngelis.

4) Approval for amending Exhibit 2.09.A Document Retention and Destruction Procedure 2 d. Retain for three years to include "meeting minutes and meeting videos on website." (Director DeAngelis)

Director DeAngelis **MOVED** that the board amend Exhibit 2.09.A Document Retention and Destruction Procedure 2 d. to include "meeting minutes and meeting videos on website."

SECOND: VP/CLD Blaylock **VOTE**: Unanimous in favor by voice vote. Motion carried.

Director DeAngelis stated that the Website Committee wants to clean up the website a little bit to make some space. It was noticed that most of the minutes or videos are rarely viewed on the website. This amendment would only allow 3 years of minutes and videos to be on the website. They will still be available if needed, just not on the website. After which the videos will remain on YouTube and the meeting minutes, which by law need to be retained in perpetuity, will be stored in the library. President Clark thanked Director DeAngelis for his good summary. He went on to say that all this amendment does is take the meeting minutes and meeting videos off the website after 3 years. Further, the minutes will be retained per the retention policy in hard copy.

President Clark stated that the fifth item on today's agenda is regarding independent consultants and instructors which he turned this over to VP/CLD Blaylock.

5) Approval to amend Exhibit 5.01.B Agreement with Independent Consultant/Instructor to change # 3 to state "It is distinctly understood and agreed that the consultant is not an employee or officer of the club. (VP/CLD Blaylock)

VP/CLD Blaylock **MOVED** that the board amend Exhibit 5.01.B Agreement with Independent Consultant/Instructor to change #3 to state "It is distinctly understood and agreed that the consultant in not an employee or Officer of the club."

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

This particular topic was brought up as VP/CLD Blaylock was reviewing the agreement and noticed that the form stated, "It is distinctly understood and agreed that the consultant is not an employee, servant, or agent of the Club and SCC Community Association." President Clark advised that the current policy did not allow a member of the CA to be an instructor. The change is deleting that a CA member cannot be a paid instructor or consultant. Discussion ensued regarding the process and the wording of the agreement including filing a 1099 if they are paid over $600.00. Treasurer Collins asked why an officer of a club could not be an instructor and he was told that it would be a conflict of interest. Lengthy debate followed concerning why club board members are unable to be a paid instructor and the background of how this amendment occurred.

President Clark advised there is one last item added to the agenda regarding the Community Hall roof he turned the explanation over to Community Manager Reitz.

Community Manager Reitz advised that the CA has been collecting bids to repair the roof of the Community Hall. The leak is from the flat section of the roof and it has been close to 20 years that the roof has been installed. It is in the replacement schedule to be redone.

6) Approval to replace the Community Hall flat roof by American Roofing at a cost of $110,573.00 to be dispersed form Replacement Reserves Account # 39226-00-4(Director Roberts)

Director Roberts **MOVED** the board approve to replace the Community Hall flat roof be American Roofing at a cost of $110,573.00 to be dispersed form Replacement Reserve Account # 39226-000-4.

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

Community Manager Reitz proceeded to explain that the cost of the roof includes checking for mold. A certain amount of plywood is included with the amount. Anything beyond the total pieces of plywood would be an extra expense. Dialogue proceeded regarding the procedure for checking for saturated insulation and if any functions will be affected. Community Manager Reitz exclaimed that they would try to have as few disruptions to activities at the Community Hall as possible.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Treasurer Collins **MOVED** the meeting to be adjourned. **SECOND:** Director Porto **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:42 a.m.

Debbie Caneen, Secretary

Debbie Caneen /Am

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Ed Fletcher Ann Mitchell Ron Matelski

President's Report August 13, 2025 Board Meeting

The Board of Directors and Community Manager Lyn Reitz continue to focus on improving our facilities. The new 12,000 sq ft Applied Arts Building, Phase 1A of the Central Campus Upgrade project is well underway. Steel trusses for the roof started to be installed on August 4th and are in place. The roof will be completed in August. Once that is done, then work on the interior can begin. The Applied Arts Building is still on track for final acceptance on April 14, 2026.

The Board continues to work with the Architect and General Contractor on the current cost for Phase 1B, the new 8,000 sq ft Rollins building and new 7,000 sq ft pool. We expect to receive some updated cost figures later this month. There will be a Town Hall meeting at 5:00 PM on September 9th in Community Hall to discuss the construction progress of Phase 1A and potential alternative funding for Phase 1B to allow construction to start in 2026 instead of 2029.

Treasurer Collins and I have been working with a variety of Financial Institutions to utilize the cash flow of our Capital Fund to begin construction of Phase 1B in 2026. Home buyers pay a $3,000 fee into the Capital Fund. As a reminder, no matter what funding alternative the members choose for 1B, all construction and financing costs would be paid from the Capital Fund and not from dues or assessments from members. The next generation of CA members would pay the alternative funding and not current CA members.

Finally, please consider volunteering to help manage and improve your community. Consider running for election to the Board of Directors in the December 2nd & 3rd Referendum. Candidate application forms are available at the CA office and must be returned by October 1st. Or consider volunteering for a Committee and go to https://www.suncitycenter.org/visitors/volunteerism.html and scroll down to "Click Here" to download a Help Us Govern (HUG) form or stop by the CA office to pick up a HUG form.

Hope to see you on September 9th. Enjoy the remaining summer and let's all be positive, respectful, and kind while having fun in our senior years!

Sun City Center Community Association
Board of Director's Meeting

August 13, 2025 from Lyn Reitz, Community Manager

2026 Budget --- We are working on the 2026 Budget and the Budget Committee will continue to meet and discuss with the Board of Directors. The budget will then be presented to the Membership in September.

Applied Arts Building --- We are on schedule and all is progressing well with the construction and as you can see the roof is being installed.

Summer Music at the Pool --- There will be live music at the pool on August 10th and August 17th from 1:30pm to 3:30pm. There will be food and beverages from CC's Grill available for purchase. Hope everyone can come enjoy the music.

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 July 31st total residents were 11,261 and total membership dues were 11,368. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.