APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, SEPTEMBER 9, 2026
CAPER ROOM– 9 A.M.
and VIA ZOOM

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Secretary
Jim Collins, Treasurer
Julie Porto, Vice President
Tony Rickert
Greg Eisman
Arthur DeAngelis (Zoom)
Wayne Keyes (Zoom)

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
12 Members and 10 via Zoom.

DIRECTORS ABSENT

Geri Roberts

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

Treasurer Collins **MOVED** the minutes of the August 3, 2026 Board of Directors Workshop Meeting, the August 12, 2026, Board of Directors Meeting, the minutes of the August 27, 2026 Special Board of Directors Meeting approved, and the minutes of the August 31, Board of Directors Workshop Meeting be approved as submitted. **SECOND:** Director Eisman

Vice President Porto **MOVED** to amend the motion to request that the minutes of the August 27, 2026 Special Board of Directors meeting include that the president on April 8, 2026 assigned the club calendar to the PR/Communications committee to be maintained on Google Workspace along with all other content designed for current members.

Director Rickert **MOVED** to amend the motion to request minutes of the August 31, 2026 Workshop reflect that he made the Guest fee motion because all the members were there. **SECOND:** Director Eisman

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

III. SECRETARY'S REPORT

Acknowledgements – Secretary Blaylock gave the below:

Metaphysical Society	$100.00	Future Facilities Fund Donation
Monday Movies - May	$ 37.00	Movie donation

Monday Movies - June	$100.26	Movie donation
Monday Movies - July	$ 59.00	Movie donation
Monday Movies - August	$ 71.00	Movie donation
	$367.26	

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS REPORT

Treasurer Collins reported on financials as of August 31, 2026:

Capital Fund	Current Fund Balance	$4,910,060
	Pending Phase 1A Bill	$ 408,551
	Available for 1B Build	$4,501,509
Replacements Fund	Current Balance	$1,292,536
Operations Fund Account	Current Balance	$1,848,964
Fundraising Account	Current Balance	$ 57,413

In August we had house transfers of 31 for which $93,000 was added to the Capital Fund. The average house transfer for 2026 is now 37 a month. President Clark thanked Treasurer Collins for his report and stated that it's great the sales of homes are steady. Director Rickert asked for an update on the funds held with the Community Foundation Tampa Bay and was advised the CA gets statements quarterly and that going forward the balances would be stated as available.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

A Director asked what the TCO is and Community Manager Reitz replied it is a "Temporary Certificate of Occupancy." President Clark went on to explain that since Phase 1A is tied to Phase 1B, the CA will not receive the permanent certificate of occupancy until Phase 1B is completed.

Treasurer Collins asked how successful the craft fair was and Secretary Blaylock said that she received positive feedback from all clubs but one club. She went on to say that the food truck sold out and the clubs sold almost everything. She has also received responses from various club asking for a spot for next year. Community Manager Reitz commented that there will be another craft fair in November and one after the golf cart parade in December which will be held all day. The December event will include lights on the Cygnet Yacht Club's boats on the lake, a tree lighting, Christmas carols, and food trucks. There will also be a food truck for Hi, Neighbor which will be an hour earlier from 5:30 p.m. to 7:30 p.m. on the first Thursday of November. Hi, Neighbor will be November 5th with the golf cart parade will be December 5th. Treasurer Collins spoke about how they reached out to local banks who work with the CA and asked for a donation to support the golf cart parade. Director DeAngelis reached out the Lake Michigan Credit Union and got them to donate $5,000. The prizes for the golf cart parade are $500 for first place, $300 for second place, and $150 for third place. In doing this he hopes the parade will become a larger CA event and having a monetary prize will invite more attendees. Vice President Porto asked what the theme will be this year and was advised it will

be "250 Years of Holiday Magic" in honor of America's 250th anniversary. President Clark asked for clarification on the parade prizes and was told that there will be three prizes for individuals, three prizes for groups, three for businesses, and six prizes for a raffle with the entry ticket. President Clark said the CA is upping the game by having prize money and the route is longer this year due to construction. The record is 191 golf carts and he would like for there to be 200 golf carts this year to break that record.

VII. STANDING COMMITTEE REPORTS

Debbie Riley, Chair of the Budget Committee, thanked her entire committee by name for all their time and effort to get the budget together. She also thanked Community Manager Reitz for all her input as well. She reiterated that the committee will be giving a presentation to the CA on September 16th and asked for everyone to attend the presentation. President Clark thanked Debbie Rielly for her hard work and leadership of this committee.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

There is an update from the Communications and Public Relations Committee. Tipsy signs was a promotion to find all the signs not appropriately placed in the community. Hillsborough County was very cooperative and about 80% of them are done. Bay News 9 came to the CA and did a Tipsy sign story and it is currently on the website.

The next update is for the Fitness Committee and Annie Hunter spoke about an upcoming event. The event is women teaching women and it will take place September 19th from 1 p.m. to 2:30 p.m.

President Clark said there is no new business as the Board doesn't need approval to invest money with Lake Michigan Credit Union as we have an account there.

IX. NEW BUSINESS (None)

X. GOOD & WELFARE

CLD/Director Eisman spoke regarding various clubs will be making donations to purchase additional AEDs. Specifically, two clubs will be making donations for the AEDs. He went on to say that at the next Club Leaders Meeting he will make a push for more clubs to donate funds for AEDs. There are probably another six or eight AEDs needed on the CA campus. They have already paid big dividends in saving members lives recently. The Metaphysical Club and Do You Wanna Dance are making donations towards AEDs.

Vice President Porto **MOVED** the meeting to be adjourned. **SECOND:** Secretary Blaylock **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:44 a.m.

Carrie Blaylock, Secretary

Carrie Blaylock

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Mary Ann Rowe	Elysa Hendricks	Debbie Rielly
Daniel McCausland	Lisa Bentley	Annie Hunter

President Report – September 9, 2026 Board Meeting

If you have traveled down Cherry Hills Boulevard recently, you have seen that the Applied Arts Building is complete! Finishing the exterior work came last and the sidewalks are in, the landscaping is completed with bushes and trees planted, and the asphalt is poured for additional parking along Cherry Hills Blvd with 1 car per space horizontally and 2 golf carts vertically. Yesterday, the final inspection was performed by Pi Architects, Appono Consulting (our owner's Rep), Community Manager Reitz, and me. As always, we found some minor blemishes for DFG to fix. We are ready for the county to inspect and issue four required final approvals for Utilities, Site, Building, and Fire. Once those are all approved, we can apply for the Certificate of Occupancy (TCO), and we anticipate receiving that by September 15th.

Once the TCO is completed, we can start moving in the five clubs to their new club rooms. The kilns are already in place for Pottery, Ceramics, and Stained Glass. The shelving and cabinets on the original construction plans are all in place. Several of the clubs will be adding some additional shelving. The CA will be providing professional movers, and the clubs should be situated in their new homes within several weeks.

The Membership should be very proud of this new building. The exterior matches the design of our other buildings and blends in nicely. The club rooms are drop dead gorgeous and will be impressive to members and visitors alike. The "Makers Market" concept of the Master Plan for Cherry Hills Blvd will now be complete with the Applied Arts Building across the street from the Arts & Crafts Buildings. It is anticipated that the Grand Opening of the Applied Arts Building will be in mid to late October after the clubs settle into their new rooms and their snowbird members return.

Work on Phase 1B of the Central Campus Upgrade project is anticipated to start in October. First task will be the demolition of the Pottery and Rollins Buildings and then the construction of the new 8000 sq ft restaurant and the new 6000 sq ft resort style pool. In parallel there will be the completion of the Central Campus Stormwater Upgrade project.

The restaurant will be operated by Sodexo, which is one of the top four food providers in the world. The restaurant will have a unique design and will feature table service and other offerings. The interior design has not been completed, but the preliminary design has four areas for food services. It is envisioned that the bar area will have 10 seats at the bar and 63 seats at tables, the main dining area will have 136 seats at tables, the more casual bistro area will have 41 seats, and a self-serve "Market" area for beverages, sandwiches, deserts, etc. will be accessible 7 x 24 via an external door. Food service will be available for pool patrons as well as for take out orders. Sodexo representatives will be at the 3:00 PM Membership Meeting on Wednesday October 28th at Community Hall to present their plans and to receive membership feedback. Please mark your calendars to attend.

Lastly, we have the 25th anniversary of the 911 attack this Friday. I urge everyone to take some time to acknowledge our citizens and brave first responders who lost their lives that day and also the survivors who struggled with health issues afterwards. As always, let's be respectful, positive, and kind while having fun in our senior years.

Sun City Center Community Association
Board of Director's Meeting

September 9, 2026 from Lyn Reitz, Community Manager

Applied Arts Building — We are expected to have the TCO by the beginning of the week. We will then do some contractor work for items being moved from old rooms into the new rooms, then schedule movers to move the clubs well begin. We are hoping all clubs will be moved in by end of month.

History Society Dedication — The History Society is having a dedication and open house later this morning at 11am. I hope everyone can attend.

Fun Food Events — Mark your calendars for September 16th for the lobster food truck 4pm to 7pm to be on property.

2027 Budget — The Budget Committee will be presenting the proposed 2027 budget to the membership in the Florida Room on September 16th at 9am.

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 August total residents were 11,258 and total membership dues were 11,308. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.