MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, OCTOBER 14, 2026
CAPER ROOM – 9 A.M.
and VIA ZOOM

APPROVED

DIRECTORS PRESENT

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

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
11 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.

President Clark introduced the seven candidates for election to the Board in the order on which they will be in on the ballot and how they will be listed for Meet the Candidates Night on November 11th, 3:00 p.m. at Community Hall. The first candidate is MaryAnn Rowe, the second is Director Geri Roberts, the third is Vice President Julie Porto, the fourth is Rich Westwood, the fifth is Mark Roth, the sixth is Jeff Wright, and the seventh is Gezil Andrews. Both Rich Westwood and Jeff Wright were not in attendance at this meeting. MaryAnn Rowe, Geri Roberts, Julie Porto, Mark Roth, and Gezil Andrews were in attendance for this meeting. President Clark welcomed the candidates in attendance and stated the CA will hear more from the candidates at "Meet the Candidates Night" which is November 11th at 3:00 p.m. at Community Hall. He thanked the individuals running and said he looks forward to having three members elected to participate for the next three years.

Vice President Porto **MOVED** the minutes of the September 9, 2026, Board of Directors Meeting, the minutes of the September 24, 2026, Supplemental Board Meeting, and the minutes of the October 5, 2026, Board of Directors Workshop be approved as submitted. **SECOND:** Director Roberts. **VOTE:** Unanimous in favor by voice vote. Motion carried.

II. SECRETARY'S REPORT

Acknowledgements – Secretary Blaylock gave the following:

Alice Weisner	$500.00	Library donation
Sun City Center Audubon Club	$4,080.00	Walking trail donation
Do You Wanna Dance Club	$3,779.98	Purchase and installation of two AED units
Monday Movies - September	$42.00	Movie donation

Metaphysical Society	$2,346.00	Purchase and installation of one AED units
Arts and Scraps of SCC	$200.00	Future Facilities Fund donation
	$10,947.98	

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

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

Capital Fund	Balance	$4,867,568
	Pending 1A Bill	$ 405,253
	Available for 1B Build	$4,462,315
Replacement Fund	Current Balance	$1,246,393
Operations Fund Account	Current Balance	$1,240,432
Fundraising Account	Current Balance	$ 57,453

Funds with CFTB (As of the end of June)

SCCCA Forever Fund	$1,342,717.02
Future Facilities Fund	$ 239,117
Hurricane Deductible Fund	$ 392,000.24
Total	$1,973,834.68

In September we had house transfers of 35 for which $105,000 was put in the Capital Fund. The average monthly number of homes transferred is 37 for 2026 with $990,000 collected YTD.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

Vice President Porto, Chair of the Governmental Affairs Committee, stated her job is to notify CA members of anything that might impact us as residents in Sun City Center. She went on to say that the Hillsborough County Public Administration Office has really been paying attention to CA members and some of the roads have been paved that were requested. For 2027, they have budgeted in the additional roads of Platinum Drive, East and West Del Webb Blvd., South Pebble Beach Blvd., and a couple of other side roads. President Clark interjected that the Officers of the Board had a meeting on October 6th with the Hillsborough County Officials. The bottom line is that they are doing what they said they would do for Fiscal Year 2027, which began October 1st. The funds are budgeted for the big roads i.e., East and West Del Webb, South Pebble Beach Drive, and Platinum Drive. However, in addition, they are also repairing a lot of roads by Bunker Hill Drive. The Bunker Hill Drive Project which is that all roads that connect from North Pebble Beach Blvd. to West Del Webb Blvd. will be paved. Additionally, the Tampa Hillsborough Expressway Authority is in the study stage for the Selman Expressway to extend to Wimauma as the traffic on U.S. Highway 301 has increased. Commissioner Miller's office is discussing having a meeting with CA members in November to discuss this situation that would be held at Community Hall.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

Secretary Blaylock reminded everyone that Hi, Neighbor is on November 5th and the hours have changed to 5:30 to 7:30 p.m. at Community Hall. There will be a taco truck outside Community Hall for all CA members to partake if they feel so inclined. She asked every person in attendance to ask any neighbors who have moved into the area in the last year to attend this event. It allows individuals to ask the clubs questions and get information for the year 2027, and they can join any clubs. She worked with the Activities Director for December 5th after the golf cart parade, Mr. and Mrs. Claus will be staying over by the Information Center for anyone who wants their picture taken. There will also be three food trucks; the crab cakes truck, the street crust pizza truck, and a snow icy truck parked by Information Center as well. From 1 p.m. to 3 p.m. there will be music at the pool. New this year, for the first time, the pool is envisioned to be open for children from 11 a.m. to close pending a future Board vote. Additionally, from 4:30 p.m. until 5:00 p.m. there will be Victorian carolers in full costume. With the tree lighting at 5:00 p.m. so that CA members on golf carts will have time to depart before dark and return home. Those who drive a car will be able to see the Cygnet Yacht Club sailing their Christmas lighted boats in Swan Lake at dusk. She stated she hopes that everyone will stay and have a wonderful time. President Clark stated that the Board is waiting for a written recommendation from the Pool Committee regarding the extension of the children's hours for December 5th but expects it will be received soon.

President Clark gave a report for the PR/Communications Committee Chaired by Jules Chappel. The first is the successful BBC video that came out. The second is the committee was contacted by a French TV company FB1 which is the first television station ever established in Paris in 1936. The company is interested in coming to the CA and filming a documentary about senior living. No dates have been confirmed yet, but they were discussing a November timeframe. The company may or may not be coming to the CA, but we are receiving international attention. Also, a movie will be filmed on campus from October 26th to 28th at the pickleball courts and the pool will be shut down for about three hours in the afternoon. The CA is being paid for allowing the movie to be shot here and the amount is in the thousands, and we will also receive credit in the film. Finally, the PR/Communications Committee bought a half page ad for a special Veterans Day edition in USA Today to go out nationwide on November 11th.

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 agenda item is approving the 2027 budget which goes to Treasurer Collins.

1) Approve 2027 Budget (Treasurer Collins)

   Treasurer Collins **MOVED** that the Board approve the 2027 Budget as submitted by the Budget Committee. The Budget includes a $17.00 increase in dues per member. The dues increase of $17.00 to $363 annually per member will be voted on by the membership on December 1st and 2nd.

   SECOND: Vice President Porto

   President Clark spoke about the $17.00 increase is a 4.9% increase for 2027. For 2026 the budget went up $2.00 which is a 0.06% increase. So, the CA is going up about 5.15% over a two-year period. If inflation is looked at this increase is very reasonable. The drivers of the

4.9% increase are wages for the employees, liability insurance, utilities, and natural gas all going up. President Clark asked for any questions or comments from Board Members and Treasurer Collins pointed out that utility rates increased over 14%.

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

President Clark spoke about the second item on the agenda is the approval of the Ballot Referendum for the wording to amend Bylaw VII Section 2 (a) and this topic goes to Director Rickert the Election Committee Liaison.

2) Approval of the December 2nd and 3rd 2026 Ballot Referendum for the wording of amending Bylaw VII Section 2 (a) (Director Rickert)

Director Rickert **MOVED** that the board approve amending Bylaw VII Section 2 (a) to state; Voting for Directors shall be held by ballot vote on the first Wednesday of December at such place(s) as may be designated by the Board. The polls shall be open at least eight (8) hours, during a period covering the hours of 9:00 a.m. to 5:00 p.m. Early voting may be conducted on such days, at such places, and during such times or hours that are determined and scheduled by the Board.

SECOND: Vice President Collins

Director Rickert explained that early voting is the day before, which has had such poor turnout and the Election Committee requested the hours to be reduced. However, the current Bylaws read differently, after checking with legal counsel it must have coverage from 9 a.m. to 5 p.m. In amending, this would change the bylaws for future years, to allow the Board to adjust the hours for early voting. Community Manager Reitz clarified that the Board approves the wording for the ballot as they are not permitted to change any bylaws. The membership must change any bylaws, and they can approve or disapprove this change. President Clark confirmed that this will be on the ballot referendum as one of the items being voted on either for or against.

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

President Clark reiterated that the third item is the approval of the actual ballot.

3) Approval of the December 2nd and 3rd 2026 Ballot Referendum for December 1st and December 2nd (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve the 2026 Ballot Referendum for December 1st and December 2nd.

Sun City Center Community Association, Inc.

ABSENTEE BALLOT

BOARD OF DIRECTORS

DUES

AMENDING BYLAW VII

Must be received by 5:00 p.m. on December 2, 2026

Community Association Office
1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573

December 1, 2026
the CA office lobby 9 am - 10 am and from 3 pm to 5 pm
1009 N. Pebble Beach Blvd.
Sandpiper Room – 10 am to 3 pm
945-E North Course Lane

December 2, 2026
Community Hall – 9 am to 5 pm
1910 Pebble Beach Blvd., South

Board of Directors – three-year term
(1/6/2027 – 1/2/2030)

Vote for up to three only:

☐ MaryAnn Rowe ☐ Rich Westwood ☐ Gezil Andrews

☐ Geri Roberts ☐ Mark Roth

☐ Julie Porto ☐ Jeff Wright

Membership Dues for 2027
To be divided between the following funds in the amount stated:

General Operating Fund	$320.00
Replacement Reserve Fund	33.00
Replacement Reserve for Furniture & Equipment	10.00
	$363.00 per member

FOR ☐ AGAINST ☐

Amending Bylaw VII Section 2 (a)

I approve amending Bylaw VII Section 2 (a) to state "Voting for Directors shall be held by ballot vote on the first Wednesday of December at such place(s) as may be designated by the Board. The polls shall be open at least eight (8) hours, during a period covering the hours of 9:00 a.m. to 5:00 p.m. Early voting may be conducted on such days, at such places, and during such times or hours that are determined and scheduled by the Board."

FOR ☐ AGAINST ☐

SECOND: Vice President Porto

President Clark stated that the Board is looking to approve the ballot to be used in the December voting. Secretary Blaylock said the voting days are hard to read, and she understands space is limited so she requested that either the font be changed or could it be highlighted. Community Manager Reitz declared that the color could be changed but the size of the font cannot be changed because the ballot size is limited due to it being printed in the CA's paper. President Clark said the Board needs to trust that CA members can read. Vice President Porto stated the ballot could be more professional. President Clark mentioned a line above December 2nd to show two separate days of voting. Director Roberts asked if the address of the office could be put under the logo and was told no as the address lists the voting location for the deadline to turn in ballots. President Clark stated that the Board should stick with what was decided by the Election Committee. Community Manager Reitz advised that members are used to the layout as it has been this way for 60 years. Director DeAngelis stated that the layout is workable, but he requests the spacing be corrected.

VOTE: 8-0-1 as Director Roberts abstains. Motion carried.

President Clark stated that the fourth item on today's agenda is approving a new basketball club and turned this over to CLD/Director Eisman.

4) Approval of creating the SCC Basketball Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve the SCC Basketball Club. The Basketball Club will be authorized to play/practice along tennis practice wall located on the South Campus. The Basketball Club will have access to that area on Tuesdays from 9 a.m. to 12 p.m. as well as on all weekdays from 3 p.m. to dusk. This club is limited to SCC members; guests of SCC members (with appropriate guest passes) and Kings Point members who obtain the Kings Point Club Card. There is no plan for relocating the Basketball Club to a dedicated facility. Assignment to the tennis practice area is granted with the stipulation that any violations could result in the removal from that facility and potential disestablishment of the club.

SECOND: Vice President Porto.

CLD/Director Eisman stated that this topic has been discussed at multiple meetings and the language included in the motion is to reiterate that the CA isn't granting the club a dedicated facility. This practice facility will be shared between tennis, pickleball, and basketball. The Tennis Board has concerns about distractions, undue noise, and confrontations between players. CLD Eisman went on to say that if this is approved by the Board then the next step would be getting a letter signed between him and the Basketball Club President to confirm that everyone is in complete agreement as to what is and is not allowed as the club moves forward. Treasurer Collins spoke about the wording of the motion being threatening for the new club. CLD/Director Eisman pointed out that other clubs have specific rooms and/or facilities to use on campus, the wording is a condition to make sure this new club and the two clubs that use this facility follow all the rules. If the new club does not follow the rules, they are going to lose the opportunity to play. This is also due to the history of this club, from a few years ago, to be crystal clear upfront as to here is what you can and cannot do. He reiterated that it's not a threat, it's a condition. Secretary Blaylock asked if the new club had signed the letter stating the CA would not be building a basketball facility and was told no. CLD/Director Eisman, Director Keyes (as the Tennis Association President) and Community Manager Reitz looked at a draft, and the letter is what was read in the motion. Once the motion is approved to form the club, the next step is meeting with Bob Monahan as club president, to sign said letter. Director

Keyes has one comment regarding the motion, since 3:00 p.m. and dusk is on the current sign, it's more first come first served. Such as, if a CA member is using the practice court, a basketball player cannot ask the tennis player to leave. The current motion gives exclusive access on Tuesday from 9:00 a.m. until noon, he would like the motion to not imply that the club has exclusive use daily from 3:00 p.m. until dusk. Director Keyes also asked if the motion should state that this is requisite for the Basketball Club to sign the agreement, and he was told that if they didn't sign the document there wouldn't be a club. Director Robers asked what would happen if a non-club member showed up and wanted to shoot a basketball and a person was already playing on the practice tennis court and President Clark responded and said it should be handled like every other club activity and everyone should just get along. Community Manager Reitz stated that there is a sign stating that tennis has precedent for playing at all times. CLD/Director Eisman stated that there have been no incidents with anyone regarding any CA members or basketball, pickleball, and tennis players. Lengthy discussion between Board members commenced regarding using the tennis area rather than other areas on campus. President Clark suggested amending the motion. The amended motion is as follows:

CLD/Director Eisman **MOVED** that the board approve the SCC Basketball Club. The Basketball Club will be authorized to play/practice along tennis practice wall located on the South Campus. The Basketball Club will have exclusive access to that area on Tuesdays from 9 a.m. to 12 p.m. as well as in a first come first served access all weekdays from 3 p.m. to dusk. This club is limited to SCC members; guests of SCC members (with appropriate guest passes) and Kings Point members who obtain the Kings Point Club Card. There is no plan for relocating the Basketball Club to a dedicated facility. Assignment to the tennis practice area is granted with the stipulation that any violations could result in the removal from that facility and potential disestablishment of the club.

SECOND: Vice President Porto.

Vote to amend the motion is as follows:

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

Vote on the amended motion is as follows:

VOTE: 5-2-2 Director Keyes and Chair abstained, Secretary Blaylock and Director Rickert opposed. Motion carried.

President Clark notified that the fifth item on the agenda is the approval of the bridge for the new North Trail.

5) Approval of the bridge for the new North Trail. (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve a contract with Hecker Construction at a cost of $21,900 to be expensed from Donations Account # 40721-000-1. This is being paid entirely by a donation from Nelson and Mollie Allen to the Audubon Club.

SECOND: Vice President Porto

President Clark mentioned that the CA is building a new North Trail and funds were donated by Nelson and Mollie Allen which is very much appreciated.

VOTE: Unanimous in favor by voice vote. Motion carried

The sixth item on the agenda is approving the club's name change which also goes to CLD/Director Eisman.

6) Approve the club's name change from MJ Mavens Club to Hand, Foot, and Fun Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve the club's name change from MJ Mavens Club to Hand, Foot, and Fun Club.

SECOND: Vice President Porto

CLD/Director Eisman explained that the MJ in MJ Mavens stands for Mah Jong which they are no longer playing. So, the club would rather change the club's name to Hand, Foot, and Fun Club. There is a Hand and Foot Club already and the topic of merging the two clubs was brought up but they meet at different times, and one could be a bit more competitive. Suffice it to say there are a bunch of similar clubs, so it was decided to just make a name change and each club continues.

VOTE: Unanimous in favor by voice vote. Motion carried

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Vice President Porto **MOVED** the meeting be adjourned. **SECOND:** Secretary Blaylock. **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 10:17 a.m.

Carrie Blaylock, Secretary

Carrie Blaylock

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Debbie Riley Janet Smith Linda Grabowski
Mark Roth

Audience participation ended at 10:29 a.m.

President Report – October 14, 2026, Board Meeting

It took longer than anticipated, but we finally received the County's Temporary Certificate of Occupancy for the Applied Arts Building at 4:30PM yesterday during a conference call that included Adam Gormly, Director-Inspectional Services. We appreciate Adam's assistance along with the assistance of County Commissioner Christine Miller's office.

It is called the Temporary Certificate of Occupancy (TCO) because the permanent Certificate of Occupancy (CO) won't be issued until Phase 1B is completed. Our original site plan application included both phases in order to streamline the permitting process. The major equipment from most of the five clubs moving into the Applied Arts Building is already in place. Now that we have the TCO, the clubs can complete the move in process and start using the rooms.

The Membership should be very proud of this new building. The club rooms are gorgeous and will be impressive to members and visitors alike. The "Makers Market" concept of the Master Plan for Cherry Hills Blvd is now complete with the Applied Arts Building across the street from the Arts & Crafts Buildings. It is anticipated that the Grand Opening Ceremony for the Applied Arts Building will be in late October or early November.

Now the Board's attention turns in earnest to Phase 1B. The Board is negotiating the final cost of the project and is working towards having a final agreement this month. This would allow work on Phase 1B to start in November. 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.

As mentioned earlier, the restaurant will be operated by Sodexo, which is the second largest sales volume caterer/food providers in the world. The restaurant will have 250 seats in various areas served by wait staff as well as a self-serve "Market" area for beverages, sandwiches, deserts, etc. that will be accessible 7 x 24 via an external door. Food service will be available for pool patrons as well as for takeout orders. Sodexo representatives will be at the 3:00 PM Membership Meeting on Wednesday October 28th at Community Hall to present their plans, provide food samples, and to receive membership feedback. Please mark your calendars to attend.

The Board continues to make progress on improving our facilities and finding opportunities for members to have more fun. 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

October 14, 2026 from Lyn Reitz, Community Manager

Applied Arts Building — We are getting the clubs moved in and working on some punch list items. We hope to have the TCO soon so the clubs can open their doors and start working out of their new rooms.

Shredding Day — There will be a shredding event tomorrow, October 15th from 9am to Noon. The location is the same as the last event which is just south of the Security Patrol building just off North Pebble Beach Blvd. Please make sure you have your updated Membership Badge and your items in paper bags or boxes. No plastic bags allowed.

Holiday Golf Cart Parade --- The theme for this year will be "250 Years of Holiday Magic." There will be over $3,000 in prizes given out and a new parade route for more viewing. Please plan to join us on Saturday, December 5th and enjoy a fun event. We will also have an evening event with food trucks, a tree lighting and carolers along with the craft clubs open for gift buying.

2027 Budget/Membership Meeting --- Mark your calendars for the upcoming Membership Meeting scheduled on Wednesday, October 28th at 3pm at the Community Hall. The 2027 Budget will be presented for a second time. We will also have Sodexo there providing refreshments.

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 September total residents were 11,259 and total membership dues were 11,309. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.