MINUTES
BOARD WORKSHOP
MONDAY, OCTOBER 5th, 2026
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

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

OTHERS PRESENT:
Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
9 members are present and 5 via Zoom.

Directors Absent: None

Meeting called to order at 9:00 a.m./Pledge of Allegiance
Quorum established with 9 Directors present

The following items were discussed:

Big tree landscaping

President Clark stated that the first item on the agenda is the big tree landscaping east of the new Applied Arts Building. He gave this item to Community Manager Reitz to discuss. Community Manager Reitz said she'd like to ask the board to approve these contracts today so that she can proceed. The large tree that is adjacent to the Applied Arts building has the stormwater going through there and the thought was we wouldn't be able to finish it with Phase 1A. Well, the stormwater has been completed up to that point, so we can finish around the tree. The thought process is the front of the tree will be sod with some crepe myrtles to match the Applied Arts building in the front. In the front little median, we'll do the port-a-corpus the same as the front of the building. At the back of the tree, it will be cleaned out and dropped down a little bit so that it's under the level of the sidewalk, put the plastic down and put stone down. So, we'll have more golf cart parking for the pool area and the adjacent building. Each of these items are all different bids; a bid for sod, for clearing it, dropping down for the stone, for the stone, irrigation, for the trees, and a bid for the plants. So, all of the bids total $21,878.04. This will be expensed from Capital because it is part of the Phase 1A instead of Phase 1B. There will also be fencing around this area to keep people from going over the grass and they'll only be able to park in the stone parking area. CA members will not be able to get to the grass, shrubs, and trees. It will be a runoff area for water and a beautification area for green space. Brief discussion between Board members and a CA member commenced with President Clark asking if the board had any objections to voting on this proposal now so that it could be completed sooner. Hearing none he went on to ask Treasurer Collins to make the motion.

Treasurer Collins **MOVED** for the Board to approve a contract with Brightview for the irrigation, landscaping, sod and rock at a cost of $21,878.04 expensed from Capital Account #10128-000-2

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

2027 CA Budget Approval

President Clark specified that the second item on the agenda is the approval of 2027 CA budget. The budget has already been discussed by the Board of Directors and the Budget Committee both privately and publicly. There has also been a meeting with membership on next year's budget with the dues increase of $17. The Budget Committee, Treasurer Collins, and Community Manager Reitz have worked to keep the budget as cost effective as possible. After a short-lived discussion with a CA member, President Clark approved the 2027 CA Budget approval to be on the October 14th agenda.

2026 Ballot Referendum discussion

President Clark mentioned that the third item on the agenda is the 2026 ballot referendum. He turned this item over to Community Manager Reitz. Community Manager Reitz stated that the is the approval of the ballot for the newspaper. We will have the actual ballot written for the board to look at and approve at the next meeting. The board has to vote on the ballot so it will go in the November newspaper, which has an October 15th deadline, and we have an October 14th board meeting. A CA member in attendance asked for the ballot to be printed with larger font. Community Manager Reitz responded with there is only have so much space in the newspaper and it must fold so that you can fold it and tape it properly. We don't have a lot of space because the Election Committee has to cut off the tops before they tabulate to make sure that they're secret ballots. If the font is too large, it interferes with the cutting. So, we have to be very careful. President Clark approved the 2026 Ballot Referendum approval to be on the October 14th agenda.

Discussion on amending Bylaw VII Section 2. (a) regarding length of poll hours for early voting

President Clark cited the fourth agenda item is which is a discussion about amending our Bylaw VII, Section 2 (a). There is a sentence in there regarding the ability of the board to establish early voting for the membership. The current bylaw specifically allows the Board to schedule the date and location for early voting. However, it does not specifically give the board the authority to change the hours from 9:00 AM to 5:00PM that are stated in the bylaw. The board would like to amend the bylaw to add that early voting hours could also be at the discretion of the board. In doing so we can legally respond to the Election Committee's request to have the Tuesday in-person voting be from 10 a.m. to 3 p.m. instead of from 9 a.m. to 5 p.m. The board is trying to be responsive and receptive to the concerns of the Election Committee. We appreciate all the hard work they do, and we're just trying to make this change. Our legal counsel has given us a written legal opinion that we need to make this change if we want to operate within the scope of our bylaws. This change is for the early voting hours, not the regular hours on the first Wednesday of December. President Clark approved the amending Bylaw VII Section 2. (a) to be on the October 14th agenda.

Creation of SCC Basketball Club

President Clark said the fifth item on the agenda is the creation of the SCC Basketball Club. He turned this item over to CLD/Director Eisman. CLD/Director Eisman said that he received a request a couple of months ago from some members asking to create the Sun City Center Basketball Club. This would be a shooting club. They compete in different competitions and the goal of the club would be to compete in those competitions but

also teach Sun City Center members dribbling and shooting from various points around the basket to potentially compete in said competitions. The one challenge we had was finding them a place to play permanently. Several options were looked at and discussed with the appropriated clubs. The best option and the option he's recommending is to go on the tennis practice wall on South Campus adjacent to the pickleball courts and the tennis courts. There is a permanent basketball hoop there, and so the request from the club would be to paint some small markings delineating the three-point line, the foul line, those types of things, as well as allow them to play one morning a week. Currently they have the opportunity to shoot baskets there from 3 p.m. to dusk Monday through Friday. The club is asking for a three-hour window in the morning, one morning a week, painting of those lines, and increasing the fence to double the height of the fence to prevent an errant shot to going towards the parking lot. He feels that's the best situation at this point. He's talked to the tennis board, and that's their proposal for use of their practice facility by the Basketball Club. They've submitted all their paperwork, bylaws, board of directors. They have 40-plus members tentatively signed up, so we're just waiting for board approval. A long discussion between board members and CA a member present which included talking with the Tennis Association President/Director Keyes. Tennis Association President/Director Keyes noted that the Tennis Association was hoping to find a different location for the basketball club rather than the tennis practice wall, yet the club reluctantly agreed to share their wall with the understanding that if rules are not followed or if having the basketball play becomes a nuisance, that the use by the basketball club could be rescinded. President Clark approved the creation of the SCC Basketball Club to be on the October 14th agenda.

Discussion on the bridge for the new North Trail

The final item on the agenda is the discussion on the bridge for the new North Trail. President Clark went on to say that the board has been working with the Audubon Club to create a new trail off of West Del Webb. If you go there now the trail goes to the south to the left side of the little canal. We are looking to create a new trail to the north side of that canal. There is an area, where the north trail will be, that would require a bridge to cross that area. With Community Manager Reitz working with the Audubon Club, he turned this item over to her. She discussed how they are in the process of receiving the permitting for the trail and bridge. It's going through EPC which is going very well. Melaine Higgins is handling this, she's worked with EPC and the county before, on the South Trail. There have been meetings working on the pieces, parts, and compliances that have been moving forward. The bid for the bridge is $21,900 for it to be built across the spillway and for the composite decking. This type of decking negates the issues with wood in the future. This is completely paid for by a grant from CA members Nelson and Mollie Allen. The Board just needs to approve the actual contract as it is over Community Manager Reitz's authority. The company constructing the bridge has done board walks in Apollo Beach, Siesta Key, and at the manatee viewing center. Quick discussion between board members and CA members in attendance and President Clark approved the contract for the bridge for the new North Trail be on the October 14th agenda.

Motion to adjourn made by Vice President Porto, seconded by Director Rickert. Meeting adjourned at 9:38 a.m. Audience participation and discussion of one item ended at 9:49 a.m.

Alisha Marshall

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Recording Secretary