

APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 10, 2025
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

DIRECTORS PRESENT

Ron Clark, President	Tony Rickert	Arthur DeAngelis
Carrie Blaylock, Vice President	Nancy McCall	
Debbie Caneen, Secretary	Julie Porto	
Jim Collins, Treasurer	Geri Roberts	

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
12 Members and 6 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.

II. APPROVAL OF MINUTES

Director Rickert **MOVED** the minutes of the November 12, 2025 Board of Directors Meeting, the minutes of the November 20, 2025 Supplemental Board Meeting, the minutes of the December 1, 2025 Board of Directors Workshop, and the minutes for the December 8, 2025 Board of Directors Election of Officers Meeting be approved as submitted. **SECOND:** Director DeAngelis. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen's report attached.

Certification of Director Election and Dues for 2026 - Secretary Caneen certified, as the duly elected and appointed Secretary of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called vote for the Board of Directors and membership dues for 2026 was held on December 2, 2025 from 10:00 a.m. until 3:00 p.m. in the Sandpiper Room and December 3, 2024 from 9 a.m. to 5:00 p.m. at the Community Hall. The final result of the election vote for Directors and Dues was as follows:

For a three-year term:

Wayne Keyes	<u>1773</u>
Greg Eisman	<u>1887</u>
Carrie Blaylock	<u>1362</u>

Jeff Wright 1339
Mary Ann Rowe 1187

The final result of the vote for Membership Dues for 2026 to be \$346.00 per member was as follows:

For: 2,237
Against: 646

The final result for Phase 1B budget and financing was as follows:

For: 2,258
Against: 624

Certification of Director Recount for 2026 Director Election - Secretary Caneen as the duly elected and appointed Secretary of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called recount for between two Directors as the total votes were within the parameters of Sun City Community Association’s Election Manual for a recount. The final result of the election vote for Directors and Dues was as follows:

1361 Carrie Blaylock
1338 Jeffrey Wright

A copy of the “Official Ballot” is attached as well as the certified ballot results.

Certification of the Board of Directors Election of Officers – Secretary Caneen certified, as the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the election of officers of the Sun City Center Community Association for 2026 was held on December 8, 2025 at 9:00 am in the Board Room.

The result of the election vote for Directors was as follows:

President Ron Clark
Vice President Julie Porto
Treasurer Jim Collins
Secretary Carrie Blaylock

A copy of the certified election vote for Directors is attached.

President Clark mentioned that this is Secretary Caneen’s last meeting on the Board as Corporate Secretary. He thanked her for all of the hard work she did for the CA Board.

IV. PRESIDENT’S REPORT

President Clark’s report is attached.

V. TREASURER’S REPORT

Treasurer Collins reported on financials as of November 30, 2025

Capital Fund	Current Fund Balance	\$5,459,994
	Pending 1A Bill	<u>\$1,890,998</u>
	Available for 1B Build	<u>\$3,358,996</u>
Replacement Fund	Current Balance	\$1,169,427
Operations Account	Current Balance	\$1,559,228
Renovations Fund	Current Balance	\$89,265

There were 33 homes transferred for November with \$99,000 added to the Capital Account. The average number of homes transferred is 35 per month for 2025.

VI. MANAGER’S REPORT

Community Manager Lyn Reitz’s report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark then asked if there were any Special Purpose Committee Reports. VP/CLD Blaylock wanted to thank everyone for participating in the golf cart parade and the gingerbread scavenger hunt. The scavenger hunt wasn’t as successful as we hoped, however, the gingerbread houses made by the clubs were gorgeous. The winners will be announced at the Club Leaders meeting on December 16th.

President Clark then moved to Director McCall. Director McCall declared that January fundraising is scheduled. The first is the Battle of the Bands Showcase of Friday, January 16th from 6:00 to 9:30 at Community Hall. Out of the Blue and Timepiece will be the featured acts and attendees can dance the night away and a winner will be selected. The second is an event that Director McCall is very excited about as the pianist played the piano for the Ms. Sun City Center event. It will be a private concert to benefit Phase 1B featuring Haig Yaghoobian with his musician friends Rick Aaron and Vladimir Petrov. The concert will be on Sunday, January 18th, at 3:00 p.m. also at Community Hall. A reception will be held after the concert where the attendees can meet the artists. President Clark thanked Director McCall for the great job she has done and advised that this is also her last Board Meeting. He went on to say that while she will no longer be on the Board, she has agreed to chair both the Fundraising Committee and the Grant Committee.

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 there is only one item on the agenda with a motion and he turned this topic over to Director Porto.

- 1) Approval to amend 501.B.7 and adding 5.01.B.7. f and g, amending Exhibit 501.B, Exhibit 2.07.A X 1 and 2, and 2.07.B (Director Porto)

Director Porto **MOVED** that the board approve amending 501.B.7 to clarify 501(c)3 regulations apply, adding 5.01.B.7 f. and g, and amending Exhibit 5.01.B, Exhibit 2.07.A.X. 1 and 2 and 2.07.B as attached in the meeting packet.

SECOND: Director Rickert

DISSCUSSION: President Clark asked if there were any questions from board members, Director Porto had a comment. She asked if it is essential to have the Social Security Number on the form? Brief discussion occurred in that the entire Board of Directors decided that the SSN was not needed on the form.

President Clark called for a revised motion to remove the Social Security Number from the form.

Director Rickert **MOVED** to remove the Social Security Number requirement from the form. **SECOND:** Director Porto **VOTE:** Unanimous in favor by voice vote. Motion to amend carried.

President Clark asked if there were any questions from board members on the amended main motion. VP/CLD Blaylock stated she has concerns about this policy change. Her concern is that when so many of the clubs have to take classes to join a club and these classes are taught by volunteers who receive no compensation. Thus, the cost to register for said club is nominal. If the Officers of a Club are getting paid as instructors, then cost of the classes may go up, which could make it cost more for CA members to join said club. Her second concern and she asked what Community Manager Reitz feels about this policy change. President Clark stated this was a Board issue. VP/CLD Blaylock then asked for Director Porto to recuse herself as she is a president of a club who could get paid. President Clark stated this topic has been discussed previously and some of the Directors serve on different club boards or have spouses who serve on boards. He proceeded to indicate that Directors can't start recusing themselves for something that might happen in the future at a club, as the future is not known. President Clark stated that each Director needed to look at their own individual club circumstances and make their own decision to recuse themselves or not. Short dialog occurred and it was clarified that all this policy is doing is stating that a club board member must recuse themselves from anything that has to do with them being a paid club instructor. The remaining Club Board members will decide if the Club Board member who stepped off the Club Board should be a paid instructor and any details associated with that. President Clark asked if there were any other issues with this policy and VP/CLD Blaylock said she does. She would like for the policy and form to indicate that money for the instructor must go to a club officer for lessons. The club officer cannot be the person giving instruction or lessons, it must go to a secondary officer to be logged and credited. Then a check would be cut according to the CA's policy. It was stated that this is the expected normal procedure.

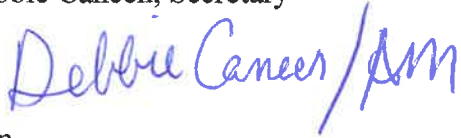
VOTE: 6 – 1– 1 as VP/CLD Blaylock voted no (against) and Director Robert abstained and the chair abstains unless a tie needs to be made or broken. Motion carried.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Porto **MOVED** the meeting to be adjourned. **SECOND:** Director McCall **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:36 a.m.

Debbie Caneen, Secretary



/Am

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

None

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
James T. Pitts	\$ 2,000.00	Library Donation
Sheila Borchert	\$ 1,000.00	Library Donation
M. Kathleen and Roger Eckhart	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Douglas and Brenda Booth	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Michelle R. Yohn	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Andrea F. Fish	\$ 170.00	Fundraising Sponsorship - Future Facilities Fund
Nancy McCall	\$ 630.00	Fundraising Sponsorship - Future Facilities Fund
Alice Weisner	\$ 500.00	Fundraising Sponsorship - Future Facilities Fund
Alan and Ginger Kramp	\$ 15.00	Fundraising Sponsorship - Future Facilities Fund
Paul and Cheryl Wachowiak	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Shawna Saints Wainright	\$ 20.00	Fundraising Sponsorship - Future Facilities Fund
Christina Clayton	\$ 15.00	Fundraising Sponsorship - Future Facilities Fund
Cheryl and Kerry Didday	\$ 120.00	Fundraising Sponsorship - Future Facilities Fund
David and Pennie Lemley	\$ 45.00	Fundraising Sponsorship - Future Facilities Fund
Donnan Wilson and William Cox	\$ 15.00	Fundraising Sponsorship - Future Facilities Fund
George and Sheila Salamon	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
June Kennan	\$ 15.00	Fundraising Sponsorship - Future Facilities Fund
Karen and Michael Donovan	\$ 190.00	Fundraising Sponsorship - Future Facilities Fund
	\$ 4,935.00	



Sun City Center Community Association, Inc.

**SECRETARY'S CERTIFICATION
2025 ELECTION RESULTS
BOARD OF DIRECTOR POSITION**

I, Debbie Caneen, hereby certify that I am the duly elected and appointed Secretary of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called vote for the Board of Directors and membership dues for 2026 was held on December 2, 2025 from 10:00 a.m. until 3:00 p.m. in the Sandpiper Room and December 3, 2025 from 9 a.m. to 5:00 p.m. at the Community Hall. The final result of the election vote for Directors and Dues was as follows:

THREE YEAR TERM:

Wayne Keyes
Greg Eisman
Carrie Blaylock (tentative for recount)

The final result of the vote for Membership Dues for 2026 to be \$ 346.00 per member was as follows:

For	2237
Against	646

The final result of the vote for Phase 1B budget and financing was as follows:

For	2258
Against	624

A copy of the "Official Ballot" is attached as well as the certified ballot results.

Debbie Caneen
Corporate Secretary



Sun City Center Community Association, Inc.

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called recount for between two Directors as the total votes were within the parameters of Sun City Community Association's Election Manual for a recount.

The result of the recount vote was as follows:

1361 Carrie Blaylock

1338 Jeffrey Wright

A handwritten signature in black ink, appearing to read "Debbie Caneen", written in a cursive style.

Debbie Caneen
Corporate Secretary



Sun City Center Community Association, Inc.

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the election of officers of the Sun City Center Community Association for 2026 was held on December 8, 2025 at 9:00 am in the Board Room.

The result of the election vote for Directors was as follows:

President	Ron Clark
Vice President	Julie Porto
Treasurer	Jim Collins
Secretary	Carrie Blaylock

A handwritten signature in black ink, appearing to read 'Debbie Caneen'.

Debbie Caneen
Corporate Secretary



**BALLOT REPORT FORM
VOTE ON DECEMBER 3, 2025 TO
APPROVE CONTRUCTION OF
PHASE 1B, COST AND FUNDING**

Voted Yes 2258

Voted No 624

We, the undersigned, do hereby certify that the above information is true and correct:

Dorothy Anderson
Dorothy Anderson
Elections Committee Chair

Janet Smith
Janet Smith
Elections Committee Vice Chair

DATE: 12/3/25



**BALLOT REPORT FORM
VOTE ON DECEMBER 3, 2025**

Dues

Voted Yes 2237

Voted No 646

Dorothy Anderson
Dorothy Anderson
Elections Committee Chair

Janet Smith
Janet Smith
Elections Committee Vice Chair

DATE: 12/3/25



**BALLOT REPORT FORM
VOTE ON DECEMBER 3, 2025**

**Board of Directors
3 Year Term**

Number of votes counted per candidate

1187 Mary Ann Rowe

1887 Greg Eisman

1362 Carrie Blaylock

1339 Jeffrey Wright

1773 Wayne Keyes

*Subject to possible recount between
Blaylock & Wright*

Dorothy B Anderson Janet Smith
Dorothy Anderson Janet Smith
Elections Committee Chair Elections Committee Vice Chair

DATE: 12/3/25



**BALLOT REPORT FORM
VOTE ON DECEMBER 5, 2025**

RECOUNT

**Board of Directors
3 Year Term**

Number of votes counted per candidate

1361 Carrie Blaylock

1338 Jeffrey Wright

Dorothy Anderson
Dorothy Anderson
Chair
Elections Committee

Janet Smith
Janet Smith
Vice Chair
Elections Committee

DATE: 12/5/25



Sun City Center Community Association, Inc.

OFFICIAL BALLOT
BOARD OF DIRECTORS
DUES
PHASE 1B COST AND FUNDING

Must be received by 5:00 p.m.
on December 3, 2025

December 2, 2025
Sandpiper Room – 10 am to 3 pm
945-E North Course Lane

December 3, 2025
Community Hall – 9 am to 5 pm
1910 Pebble Beach Blvd., South

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

Board of Directors – three-year term
(1/7/2026 – 1/3/2029)

Vote for up to three only:

Mary Ann Rowe

Jeffrey Wright

Greg Eisman

Wayne Keyes

Carrie Blaylock

Membership Dues for 2026

To be divided between the following funds in the amount stated:

General Operating Fund	\$306.00
Replacement Reserve Fund	30.00
Replacement Reserve for Furniture & Equipment	<u>10.00</u>

\$346.00 per member

FOR

AGAINST

Phase 1B Cost and Funding

I approve granting the Board of Directors the authority to expend from the Capital Fund Account an amount that does not exceed the sum of \$6,600,000.00 for constructing Phase 1B (New Restaurant/Bar Building and new resort style pool) and associated site work of the Long Range Master Plan. I further approve granting the Board of Directors the authority to obtain a loan in an amount up to \$3,000,000.00 from the Community Foundation of Tampa Bay, Inc. ("CFTB") to be repaid from the Capital Fund (which is funded by fees for new home sales, NOT from membership dues) over three years at 4.4% interest with no prepayment penalty. The collateral for the CFTB loan will be the future cash flow of the Capital Fund. When the principal of the CFTB loan has been fully repaid, CFTB has agreed to donate the interest paid to it to the Community Association's Forever Fund that CFTB manages.

FOR

AGAINST

President's Report – December 10, 2025

I would like to congratulate Director Carrie Blalock on her reelection to the Board and welcome new Directors Greg Eisman and Wayne Keyes. All three will serve a 3-year term that ends January 3, 2029. The Board met on December 8th to elect the 2026 Officers. Elected were Ron Clark returning as President, Julie Porto as Vice President, Jim Collins returning as Treasurer, and Carrie Blaylock as Corporate Secretary.

We had an above average voter participation at the recent Referendum with 2903 members casting a ballot. The Board appreciates the strong support for the funding and construction of Phase 1B of the Central Campus Upgrade project. It passed with a 78 to 22% approval and will allow the progress to continue on this project. The Applied Arts Building remains on track to be completed below budget and by April 16, 2026. Construction of the new restaurant/bar and resort style pool can then start once the clubs are moved out of the Pottery and Old Town Hall Buildings which will be demolished. The Board will now focus on selecting a vendor to outfit and operate the restaurant and bar.

Our CA community runs efficiently and cost effectively based on volunteers. We hope you will take the time to complete a Help Us Govern SCC form to volunteer to serve on a committee in 2026. They are available at the CA Office and online at <https://www.suncitycenter.org/visitors/volunteerism.html> (Go to "Click here"). Speaking of volunteers, mark your calendars to attend the CA sponsored Wednesday Night Live event at 3PM and 7PM on February 11, 2026 at Community Hall. A comedian and the SCC Men's Senior Review are back by popular demand. All proceeds will go to the volunteer organizations of Emergency Squad, Security Patrol, and Samaritans.

Next year will be a great year for the CA with the completion of Phase 1A and the start of Phase 1B. During this Holiday season we have so many things to be grateful for by living in our wonderful community. Please enjoy Christmas, Hanukkah, Kwanzaa, or whatever Holiday you celebrate with your family and friends. 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

December 10, 2025 from Lyn Reitz, Community Manager

Applied Arts Building --- We are on schedule and on budget and all is progressing well with the construction. I will be setting up a meeting with the five club presidents moving into the space to view their space as soon as it gets a little safer to walk through after the holidays.

Dues --- Dues coupons will go out soon so keep an eye out in your mailbox for them around the middle to end of December. Please remember we do have a Hardship Account that can help with your dues payment if you cannot pay it. Applications are available at the CA Office and the Hardship Committee will review them for possible acceptance. Please also remember to include your coupon with your check when paying through the mail or in person at the bank. This helps insure the correct house gets credited the payment.

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 November total residents were 11,283 and total membership dues were 11,372. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

5. Clubs may charge a reasonable membership and/or initiation fee to cover Club expenses.
6. Clubs may engage in such fund-raising activities as the Club may determine appropriate and consistent with existing Florida Statutes and CA policies. *(Amended 2/9/11)*
 - a. No CA club will enter into a contract for a gambling fund-raiser without prior CA Board review and approval.
 - b. No CA club shall sponsor any game of chance (excluding Bingo, 50/50 drawings and raffles) for fund-raising for monies or prizes without prior CA Board review and approval. Under Florida Statute 849, gambling is not allowed on Community Association property.
7. An Association club, that sponsors an event or offers classes in which someone receives compensation or donations for conducting such an event or class using CA facilities, is subject to IRS 501c3 ~~employee-taxation~~ regulations and procedures.
 - a. The sponsoring club must account for the total amount collected and the amount paid to any service provider. If the total compensation paid (including donations) to an unincorporated provider exceeds \$600.00 per annum, the club must report this information to the unincorporated service provider and file with the IRS. Clubs who use unincorporated providers will obtain their own Tax Identification Number (TIN) and file IRS Form 1099-Misc. as appropriate. Assistance and forms are available from the Community Association Accounting Department.
 - b. Any club hiring an employee/consultant for an event such as a dance, music concert, physical activity or physical instruction or exercise class must sign a contract (see Exhibit 5.01.B) stating the time, duties, compensation/salary, social security number and method of payment with a copy sent to the CLD. This will be required to maintain compliance with our 501(c)(3) status *(Amended 11/12/25)*
 - c. Any club compensating an instructor or independent consultant for an event such as a dance, music concert, physical activity or physical instruction or exercise class 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. *(Added 8/13/25) (Amended 11/12/25)*
 - d. Any club compensating any instructor or independent consultant for a lecture type of class is exempt from the requirement *(Added 11/12/25)*
 - e. A club's records are subject to review by the CLD *(Amended 12/11/19) (Amended 11/10/25)*

- f. Club Officers and Directors must recuse themselves from all board discussion regarding hiring them as a paid instructor, and what the compensation and terms of the agreement would be. Recusal includes stepping off the board and sitting in the audience during discussion and not participating in any discussion or board vote.
 - g. All clubs must retain a portion of any fee paid for instruction of lessons to satisfy 501c3 regulations.
8. Clubs shall ensure the lights and music are turned off when closing the rooms.
9. 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. *(Amended 10/14/15) (Amended 8/13/25)*
10. Outdoor Sports Clubs
With the Sports Club's Board approval, Outdoor Sports Clubs may host non-CA sports teams to participate in a Club sporting event on CA facilities providing the CA Club participates on an equal reciprocal basis at the visitor's facility. A Club may have four "cross play" events per year with the approval of the CLD to ensure no conflicts of the utilization of the campus. No guest fee is required. This cross-play policy does not apply to National Clubs, 501(c)(3) Clubs nor to Affiliated Clubs who have a prior agreement with the CA regarding Club sport events against teams with non-CA-members. *(Added 5/11/22)*
11. A CA-affiliated club or CA sponsored event may offer space to outside vendors so that they can provide goods and services of benefit to CA members. Such vendors shall pay a fee of \$50.00 as a rental fee to the CA prior to the event and before sales can commence, each occurrence will be charged the fee. The CA Board shall review and approve the fee as needed. *(Added 7/10/24)*
12. Dissolution of a CA club *(Added 8/13/25)*
- a. Please follow these steps to begin process of closing a club: 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.

EXHIBIT 5.01.B

AGREEMENT WITH INDEPENDENT CONSULTANT/INSTRUCTOR

For an event such as a dance, music concert, physical activity lesson, or physical exercise class

This agreement between _____ known herein as the consultant and _____, known as the Club, describes their relationship and responsibilities.

Consultant's Identification (Tax Number/Social Security Number) _____

Date of Work to be performed _____ Time _____

Location of the work _____

Description of the work _____

Compensation _____

Insurance _____

Additional details may be incorporated in attachments to the above requirements.

1. The consultant agrees to conduct the performance of Work /Services described above in a workmanlike and professional manner and in conforming with all laws, rules, regulations, and codes of ethics binding upon or applicable to one doing the type of work or services provided for herein.
2. It is agreed between the parties that the Consultant shall be responsible for his/her Equipment, Transportation, Insurance and all of his/her expenses in connection with furnishing the work or services described above, and shall pay his/her own and his/her employees' F.I.C.A. and other taxes. As part of this Agreement, the consultant warrants that he/she has sufficient Workers Compensation Insurance in place to cover his/her employees working at the location and performing the work or services according to or in connection with Agreement if required by Florida Law.
- ~~3. It is understood and agreed that the consultant is not an employee, or Officer of the Club.~~ Club must retain a portion of any fee paid for instruction or lessons to satisfy 501c3 regulations.
4. The Consultant is an independent contractor and agrees to abide by the rules and regulations of the Club and SCC Community Association and hold both harmless (Indemnify) for any personal loss or injury incurred while on SCC Community Association property.
5. The consultant agrees that this agreement may be canceled at any time by either party or the SCC Club Liaison Director with or without cause.
6. Club must issue an IRS Form 1099 if compensation is in excess of \$600.00 in a calendar year.

Club President Officer

Consultant

Approval of Contract between above Consultant and SCC CA Club, SCC Recognized Organization 501(c)3, National Organization

Club Liaison Director

Date Approved

IX. USE OF OUTSIDE EXPERTS

When conducting the periodic reviews as provided for in Section VII, the Association may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the board of its responsibility for ensuring periodic reviews are conducted.

X. COMPENSATION OF DIRECTORS AND OFFICERS

1. Under no circumstances shall an Association director or officer receive compensation for services as a CA Director or a CA Officer from an Association club or organization, whether incorporated separately from the Association or otherwise, that is making use of Association facilities.
2. The Association shall require that all clubs and organizations, whether incorporated separately from the Association or otherwise, making use of Association facilities to include in its Bylaws or to sign an acknowledgement that the club or organization will not pay compensation for services as a CA Director or CA Officer to an Association director or officer for services rendered to that club or organization. A CA Director or CA Officer may receive compensation from a club for providing instructional services to club members.

B. All clubs and organizations making use of Association facilities must sign an acknowledgement that the club or organization will not pay compensation to a CA officer or CA director for services rendered as a CA Officer or CA Director. A CA Director or CA Officer may receive compensation from a Club for providing instructional services to Club members.

2.08 COMPLAINT POLICY *(Added 2/12/2025)*

Complaints can be made under this policy using an Official Complaint form. A copy of this form can be obtained at the CA main office, 1009 North Pebble Beach Blvd. or on the CA website.

Completed forms shall be returned in person to the CA main office or mailed to the attention of the CA Manager, 1009 North Pebble Beach Blvd., Sun City Center, FL., 33573.

If the complaint is about the CA manager, then the completed form shall be addressed to the Board President, 1009 North Pebble Beach Blvd., Sun City Center, FL., 33573.

Submitted complaints will be followed up with a phone call or email.