

Operations Fund Account	Current Balance	\$3,329,580
Renovations Fund	Current Balance	\$ 47,585

In January 2026, 33 homes were transferred so \$99,000 was added to the Capital Fund Account.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

Vice President Porto mentioned that during the Christmas Golf Cart parade she had Commissioner Cepeda in her golf cart and they bumped all over El Rancho Road. With Hillsborough County currently working on the roads she advised the commissioner that we are hoping that the roads could be repaired. Commissioner Cepeda had her assistant follow up with Vice President Porto (who took pictures of the pot holes) and some of them have been repaired. So, she would like to thank Commissioner Cepeda for her work on getting the pot holes fixed. President Clark advised that the CA has four total County commissioners for our area (District 4 Commissioner Miller and at Large Commissioners for Districts 5, 6, 7), but Commissioner Miller is solely over the CA. Vice President Porto stated that she's secured a Town Hall Meeting with Commissioner Miller which will happen on March 30th at 3:00 p.m. in the Caper Room.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

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 order of business on the agenda is a change to policy ten and he turned this topic over to Vice President Porto.

- 1) Approve amending X. Capital Campaign Fund Naming Rights Policy to X. Donations to Community Association (Vice President Porto)

Vice President Porto **MOVED** that the Board approve amending X. Capital Campaign Fund Naming Rights Policy as follows:

SUN CITY CENTER COMMUNITY ASSOCIATION, INC.

- 10.01 ~~Capital Campaign Fund with Naming Rights for Approved Future Facilities Fund Projects.~~ **Donations to Community Association.**

Purpose

This policy ensures that all donations to the Sun City Center Community Association, Inc. are handled with integrity, transparency, and in alignment with our mission and legal obligations as a 501(c)(3) nonprofit organization.

General Policy

- Sun City Center Community Association gratefully accepts gifts that support our mission and comply with IRS regulations for charitable contributions.

- All donations become the property of the Sun City Center Community Association and will be used to further our charitable purposes.
- We reserve the right to decline any gift that is inconsistent with our values, imposes undue restrictions, or could compromise our reputation or independence.

Types of Acceptable Gifts

We may accept the following, subject to review:

- Cash, checks, and electronic transfers
- Publicly traded securities
- Tangible personal property relevant to our mission
- Bequests and beneficiary designations
- Grants from donor-advised funds or foundations, local, state and federal government programs.
- Grants from corporations, other nonprofits, and foundations.
- Donations to the "Sun City Center Community Association Future Facilities Fund" held by the Community Foundation Tampa Bay to provide unrestricted funds that the Board may use for construction and operation of future improvements.

Restricted Gifts

- Donors may designate gifts for specific programs or purposes, provided such restrictions are consistent with our mission and operational capacity.
- If a restricted purpose becomes impractical or impossible to fulfill, the Sun City Center Community Association may redirect the gift to a similar purpose in accordance with applicable laws.

Acknowledgment & Tax Receipts

- All donors will receive a written acknowledgment in compliance with IRS requirements.
- Donors are encouraged to consult their tax advisors regarding the deductibility of contributions.
- Large donations where the donating entity might wish for naming recognition will be reviewed and discussed by the Board of Directors at the time of the donation.

Review & Approval

- Non-cash gifts, gifts with conditions, or gifts valued over \$1,000 will be reviewed by the Board of Directors and/or Community Manager before acceptance.

SECOND: Director DeAngelis

SCCCA Board of Directors Meeting – 2/11/26

Page 3 of 6

President Clark went on to discuss that this replaces a policy that was quite lengthy and much more detailed. The reason behind this change is the CA had very few takers on the old policy and the directors felt that some of the policy wasn't in the best interest of the CA. So, it was decided to slim the policy down and return to the original policy that has, in the past, resulted in donations to the CA. This includes the million dollars from the Morse Family for Community Hall. This is the reason this policy is being amended.

President Clark asked if any Board Members have any questions and Treasurer Collins asked about the formatting of the policy and was informed by Community Manager Reitz that it is just 10.01 Donations to Community Association.

VOTE: Unanimous in favor by voice vote. Motion carried

President Clark spoke about the second item on the agenda is the dissolution of the Friday Deck and a Half Pinochle Club and gave this item over to Club Liaison Director Eisman.

- 2) Approval of the dissolution of the Friday Deck and a Half Pinochle Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve dissolving the Friday Deck and a Half Pinochle Club. This is due to lacking the players to play this type of pinochle.

SECOND: Vice President Porto

Director Rickert said that due to the lack in club members due to various reasons, such as being a "snow bird," the club agrees to dissolve.

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

President Clark reiterated now that a club has been dissolved it's time to add a new club. Which also goes to CLD/Director Eisman.

- 3) Approve the new African American Culture Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve the new African American Culture Club.

SECOND: Vice President Porto

President Clark asked Director Eisman if he had anything to add and Director Eisman stated he's gotten good support from CA members from emails. He went on to say that Mr. Alvin Harris, who is in attendance at this meeting, has done a good job of providing all the needed paperwork such as bylaws and the club's Board of Directors. Director DeAngelis stated that the new club had a great introduction at the last meeting. It was clarified that the new club would be named the African American Education club as noted on record. President Clark mentioned that the primary description and purpose of the club is the focus on education. Community Manager Reitz asked that the Club President advise Director Roberts, as the Chair of the Website Committee, so a page can be made of the club on the CA's website.

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

President Clark stated that the fourth item on today's agenda is merging two clubs into one club sent it over to CLD/Director Eisman as well.

- 4) Approve merging the Solo Line Dancers Club with the Sun City Center Line Dancers Club
(CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board merging the Solo Line Dancers Club with the Sun City Center Line Dancers Club to be named the Sun City Center Line Dancers Club.

SECOND: Vice President Porto.

CLD/Director Eisman indicated he has spoken to both club presidents several weeks ago and four of the five board members are in both clubs and were in support of the merger. As of 2/10/2026 both clubs took a vote at their membership meeting and 95 out of 95 approved the merger. As there is some redundancy, this will save CA members money as they would only need to pay dues to one club and they don't lose any line dance opportunities. He concluded that with the support at both board level and membership level to make this happen, he sees no reason to deny this request.

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

President Clark stated that the January Board Meeting the Board split apart the Website and the Communications Committee into two separate committees. This results in the Board of Directors to need a chair for the renamed Public Relations/Communications Committee. President Clark advised that this new committee would focus on internal communication and external communication to the outside world. This would provide sharing information with media outside the CA that would result in additional demand for home purchases. President Clark stated that he interviewed a woman who has great energy and experience that he thinks will do a great job. He went on to say that the fifth item and final item on the agenda is the approval of the Chair for the Public Relations/Communications Committee which also goes to Vice President Porto.

- 5) Approve Julie Chappel as Chair of the Public Relations/Communications Committee (Vice President Porto)

Vice President Porto **MOVED** that the board approve Julie Chappel as the Chair of the Public Relations/Communications Committee.

SECOND: Director DeAngelis

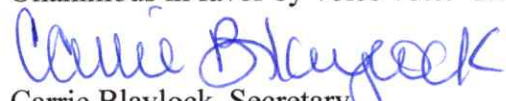
President Clark stated he has spoken with Julie Chappel and she's ready to step into the role. So if there are any CA members who are watching this meeting and you would like to be on this committee or have an interest in this type of external communication he hopes you step forward and be on the committee.

VOTE: Unanimous in favor by voice vote. Motion carried

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

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


Carrie Blaylock, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Rose Meyers
Monique Davis
Elysa Hendricks

Alvin Harris
Mary Ann Rowe
Ginger Kramp

Debbie Riley
Lisa Betley

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Jeanne Crofton or Jeffrey Rundlett	\$ 80.00	Fundraising Sponsorship - Future Facilities Fund
Cheryl A. and Michael F. King	\$ 20.00	Fundraising Sponsorship - Future Facilities Fund
Roger or Deborah Zieg	\$ 40.00	Fundraising Sponsorship - Future Facilities Fund
Madlyn Blom	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Russell and Karen Young	\$ 45.00	Fundraising Sponsorship - Future Facilities Fund
Leonard and Janet Lewinski	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Rebecca Carre or Kimberly Cox	\$ 40.00	Fundraising Sponsorship - Future Facilities Fund
David and Linda Regan	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Sunshine Senior Movers, LLC	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
PKL Insurance Solutions, Inc.	\$ 75.00	Fundraising Sponsorship - Future Facilities Fund
Michael and Arlene Biehler	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Ron and Jeanne Bartell	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
George Booker and Janet Gurley Booker	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Wayne and Diane Keyes	\$ 15.00	Fundraising Sponsorship - Future Facilities Fund
Robert and DenaRae Kelly	\$ 45.00	Fundraising Sponsorship - Future Facilities Fund
David and Pennie Lemley	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
James and Lynda Wachter	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Theresa Flack	\$ 75.00	Fundraising Sponsorship - Future Facilities Fund
William and Lee Ann Stinchcomb	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Andre and Patricia Iacurci	\$ 40.00	Fundraising Sponsorship - Future Facilities Fund
Sun City Center Funeral Home	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
SCC How to Fix It Club	\$ 50.00	Future Facilities Fund Donation
Michael LaFerriere	\$ 200.00	Future Facilities Fund Donation
Art Club in Sun City Center	\$ 225.00	Wednesday Night Live Donation
Holli Carol Cantrell	\$ 500.00	Wednesday Night Live Donation
Holli Carol Cantrell or Linda L. Knowlton	\$ 150.00	Wednesday Night Live Donation
Men's Club of Sun City Center, Inc.	\$ 1,000.00	Wednesday Night Live Donation
Valesca Lopez	\$ 500.00	Wednesday Night Live Donation
The Caroline V. Dantonio Rev. Trust, Caroline V. Dantonio TTEE	\$ 250.00	Wednesday Night Live Donation
Paxton Medical Management, INC.	\$ 250.00	Wednesday Night Live Donation
Blake J. Thompson DMD PA	\$ 200.00	Wednesday Night Live Donation
Ronald and Kristin Patrick	\$ 501.00	Wednesday Night Live Donation
United Methodist Church of Sun City Center	\$ 250.00	Wednesday Night Live Donation
Sun City Center Dance Club	\$ 100.00	Wednesday Night Live Donation
The Mail Box Store, Nella Enterprises	\$ 100.00	Wednesday Night Live Donation
Hair Lines United Florida, Inc.	\$ 150.00	Wednesday Night Live Donation
Darlene Nicolay	\$ 250.00	Wednesday Night Live Donation
Robert and DenaRae Kelly	\$ 250.00	Wednesday Night Live Donation
Katherine Benoit	\$ 1,000.00	Wednesday Night Live Donation
Entrevest LLLC dba Comfort Keepers	\$ 250.00	Wednesday Night Live Donation
MJT Homecare, LLC	\$ 501.00	Wednesday Night Live Donation
Sun City Center Pickleball Club	\$ 3,700.00	Wednesday Night Live Donation
PKL Insurance Solutions, Inc.	\$ 250.00	Wednesday Night Live Donation
Jacobs & Thatcher Dentistry, PLLC	\$ 250.00	Wednesday Night Live Donation
Tampa Bay Arena, LLC	\$ 3,000.00	Wednesday Night Live Donation
Sun City Center Lapidary Club, Inc.	\$ 1,200.00	Wednesday Night Live Donation
Do You Wanna Dance Club	\$ 15,000.00	Wednesday Night Live Donation
Darlene Nicolay	\$ 550.00	Wednesday Night Live Donation
	\$ 31,692.00	

President Report – February 11, 2026, Board Meeting

The construction of the new Applied Arts Building continues to move ahead smoothly and is on track to be completed under budget and on time by April 16th. In January, the Leadership of the five Clubs that will move into the building were given a tour and provided some final room design modifications for the contractor. Today the contractor is scheduled to bore under Cherry Hills Blvd to bring in the water main connection.

The Board continues to negotiate with vendors to operate the new restaurant in Phase 1B. We believe we are close to reaching a decision on a vendor. Once a contract is signed, the final design of the restaurant and bar can take place with the vendor's input. The selected vendor will be providing approximately \$500,000 worth of equipment to outfit the facility.

At the January Membership meeting we discussed the condition of the County roads in the CA area. At that meeting and in a later email, we asked members to contact the County Commissioners if they were concerned about the condition of our roads. Good outreach to the Commissioners was done by the membership and as a result we had a February 4th meeting with County Public Works officials. Next week the county will start to pave seven roads that include Peridot Lane, Berry Roberts Drive, Winterbrooke Way, Opal Lane, Deep Lake Lane, Royal Links Court, and La Jolla Avenue from El Rancho to Cherry Hills Blvd. These are considered "minor roads" and the \$915,486 cost for paving 1.8 miles of road surface will come from a county maintenance account. By the end of February, the County will provide a plan to resurface nine additional roads including the "major" roads (e.g., Del Webb East & West, Platinum, El Rancho, etc.) in the next 6 to 18 months. These need to be funded from a county "major project" fund that currently does not have the money. If you have thoughts about the conditions of our roads, it would be helpful if you would send an email to our District 4 County Commissioner Christine Miller at millerch@hcfl.gov and mark sccboard@suncitycenter.org for a copy.

By the way, many residents have put a ramp at the end of their driveway to bridge the gutter between the road surface and the driveway. These ramps are actually illegal to have in place. If you live on one of the above-mentioned seven roads and have a ramp, you had better remove it before paving starts if you want to keep it. Otherwise, the county will remove it and dispose of it.

Lastly, please attend the CA sponsored Wednesday Night Live event today February 11th at Community Hall. It will be a lot of fun as a comedian and the SCC Men's Golden Review are back by popular demand. All proceeds will go to the volunteer organizations of Emergency Squad, Security Patrol, and Samaritans. The 7PM show is sold out but you can buy tickets at the door for the 3PM show. Please enjoy the moment of living in this great community and 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

February 11, 2026 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 another meeting with the five club boards in the next week or so to see their spaces again.

Dues --- Dues are now considered late and will be charge a late fee. You must now come to the CA Office to pay the dues and the late fee. The 2025 stickers will expire February 15th so all clubs will need to check badges very carefully for the updated 2026 stickers.

Dues Hardship --- 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.

Funfest --- Funfest is March 14th this year and we are in the planning stages. There will be many changes this year and going forward due to all our new construction. Please bear with us as we work out all the details and we will get them to the clubs and membership when completed.

Volunteer Luncheon --- If you volunteered for 2025 in any capacity for the CA, please join myself and the Board for the annual Volunteer Luncheon in the Florida Room on Friday, February 20th 11am to 1pm.

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 January total residents were 11,248 and total membership dues were 11,369. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.