

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 12, 2025
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Vice President
Debbie Caneen, Secretary
Jim Collins, Treasurer

Tony Rickert
Nancy McCall
Julie Porto (Zoom)
Geri Roberts

Arthur DeAngelis

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
12 Members and 10 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

Secretary Caneen **MOVED** the minutes of the January 6, 2025 Board of Directors Workshop, the minutes of the January 23, 2025 Supplemental Board Meeting, and the minutes of the February 3, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** Director Rickert. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen reported that the CA had received \$250.00 from the Travel Club, \$100.00 from SCC D.O.G., \$250.00 from Sandra Fuentes, \$200.00 from Margaret Riley, \$100.00 from the German American Club of Sun City Center, Inc., \$100.00 from Phyllis Hodges, and \$100.00 from Sandra Danen for Fundraising Bricks. They also received \$100.00 from Senior Care and \$100.00 from CC's Grill as Event Sponsors. \$1,000.00 from Sawdust Engineers of SCC and \$50.00 from SCC How to Fix It Club for the Future Facilities Fund. \$2,000.00 from World of Dance as Fundraising proceeds.

For the Record

Secretary Caneen read as Action in lieu of a meeting of the Board of Directors (copy attached) the approval of the January 8th Board of Directors Meeting with the approval of the Officers as signers for all banks and the amendment including accountant William Lang as administrator with online access to all accounts and print all checks.

President – Ron Clark

Vice President – Carrie Blaylock
Treasurer – Jim Collins
Corporate Secretary – Debbie Caneen

Accountant William Lang as administrator with online access to all accounts and print all checks.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Collins reported on financials as of December 31, 2024. The Operating Fund had a balance of \$3,404,465.63. The Capital Fund balance was \$6,804,457.45. The Replacement Fund balance was \$1,385,877.96 and the Renovation Fund had a balance of \$61,664.40. In January we had house transfers of 35 for a net of 34 for which \$102,000 was put in the Capital Fund. The Community Foundation of Tampa Bay fourth quarter report as of December 31, 2024 is as follows:

SCC Future Facilities Reserve Fund:	\$67,881.56
SCC Hurricane Deductible Reserve Fund:	\$377,090.44
SCCA Forever Fund:	\$1,175,245.03

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS

Director Rickert stated that Bingo has resumed with a new Bingo Committee and there were roughly 215 attendees for Bingo. They had not anticipated that many in attendance, but even with a few glitches everyone seemed to be having fun. He wanted to thank the new Bingo Committee for all their hard work and say that it will just get bigger and better as there were a number of new people in attendance. President Clark mentioned that Director Rickert is the liaison to the Bingo Committee and he thanked him for his leadership, getting it all together, and spinning Bingo up. President Clark went on to thank relatively new CA resident Judi Jardine for stepping up to be the new Chair and all volunteers who also stepped up to populate the Bingo Committee.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark then asked Director McCall if she had any updates for the Fundraising Committee. Director McCall wanted to remind all CA residents that the Road Rally (Monday, February 17th) will be at 9:00 a.m. in the Florida Room. Tickets will be sold at the door and at the Atrium kiosk on Thursday, February 13th. The next event is the Sun City Center Senior Idol and Director McCall is looking for people who are interested in competing in this singing contest. She stated a contestant is allowed to bring their own music or play any instruments. Any CA resident interested in competing can sign up in the CA office or you can email nmccall@suncitycenter.org and be signed up.

Vice President Blaylock wanted to add on that due to Fun Fest the parking lots and Atrium will be closed from Thursday, March 6th through Monday, March 10th. This also includes the Arts and Crafts lot which may close on Tuesday, March 4th for the delivery of the tents. If any persons need to have something large to be placed in those rooms it would need to be done prior to the lot being closed. Likewise, the Information Center will not be operational that week when the tents are delivered.

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 the revised Elections Committee Handbook and forms.

1) Approval of the revised Elections Committee Handbook and forms (Director Rickert)

Director Rickert **MOVED** that the Board approve the revised Elections Committee Handbook and forms (see Elections Committee Handbook)

SECOND: Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark acknowledged a subcommittee was formed between the Election Committee, chaired by Dorothy Anderson, and the Internal Audit Committee, chaired by Director Collins. Multiple individuals were on this committee including Janet Smith, Jean Bartell, and Tom Arthur. Director Porto was added to the subcommittee in 2025 as she is the chair of the Internal Audit Committee. The subcommittee has been working very hard on this revision for a year and President Clark deems they made quite a few positive changes to the Elections Handbook. President Clark stated that Executive Assistant Alisha Marshall did a great job with all the rewrites, edits, formatting, and correcting grammatical errors.

President Clark spoke about the second item on the agenda is the change of Policy VI 6.01 A 9 Facilities Usage and he turned this item over to Vice President Blaylock.

2) Approval of the change to Policy VI 6.01 A 9 Facilities Usage (Vice President Blaylock)

Vice President Blaylock **MOVED** that the board approve updating Policy VI Facilities 6.01 A 9 Special Use of Facilities as the Board is responsible for the use of all facilities. Whether or not regulations have been promulgated in the policies for specific use, such as by clubs, or special use such as fairs, Bingo games, and entertainment, the lack of an Association statement regarding use for a particular event does not waive the requirement for application to and approval by the Board for such use. Approval shall not be unreasonably denied but is subject to the availability of space.

SECOND: Director Rickert **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark stated that this change is due to the revised Elections Committee Handbook. This applies to individuals collecting signatures for petitions, whether it is a petition to recall or a ballot petition, can no longer collect signatures on any CA property or CA facilities. This change was made due to the recent recall when collecting signatures in the Atrium, the atmosphere was tense, and CA members complained. It was removed from the handbook so with that deletion it must also be removed from Policy VI which is the facilities policy.

President Clark reiterated that the third item, as stated in the President's Report, it to update Policy VIII 8.09 Whistleblower to cover CA Staff only which was given to Director Porto to lead the discussion.

3) Approval of the change to Policy VIII 8.09 Whistleblower (Director Porto)

Director Porto **MOVED** that the board approve updating VIII Personnel 8.09 Whistleblower Policy as attached. (see Policy)

SECOND: Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark stated as mentioned in the President's Report 8.09 is the Employee Policy which is meant to protect employees from losing their jobs. For some reason there was a reference to members being in the employee policy so that was removed.

President Clark stated that the fourth item on today's agenda is the change to Policy II 2.08, he sent it over to Director Porto.

4) Approval of the change to Policy II 2.08 Complaint Policy and Complaint Form (Director Porto)

Director Porto **MOVED** that the board approve the change to Policy II 2.08 Complaint Policy and Complaint Form as attached.

SECOND: Director McCall. **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark advised again, as mentioned in the President's Report, the Whistleblower policy is now the Complaint policy so that complaints can be registered in a more formal and appropriate manner.

President Clark notified that the fifth item on the agenda is replacing the Saltwater Pool Filtration System for which we have Treasurer Collins.

5) Approval of replacing the Saltwater Pool Filtration System (Treasurer Collins)

Vice President Collins **MOVED** that the board approve the contract with CES to replace the saline system for both indoor pools and spa in the amount of \$94,141.34 from Replacement Account # 76500-000-4.

SECOND: Secretary Caneen **VOTE:** Unanimous in favor by voice vote. Motion carried

As stated previously, the current system which has been in operation about 15 years, has reached the end of its lifecycle. The CA was told that the current system would be reliable 12 years so we got our money's worth out of it so it's time to replace it.

The sixth item on the agenda is replacing to old fire panel, strobes, and sirens in the Atrium and this item also goes to Treasurer Collins.

6) Approval of replacing the old fire panel, strobes, and sirens (Treasurer Collins)

Vice President Collins **MOVED** that the board approve the contract with Everon to replace the Atrium Fire Alarm Systems in the amount of \$27,746 from Replacement Account # 76500-000-4.

SECOND: Secretary Caneen **VOTE:** Unanimous in favor by voice vote. Motion carried
President Clark advised that due to the fire system being so old it is not able to communicate with the newer communication technology the fire department has so it must be replaced. To make sure that the Atrium can communicate with emergency personnel in the event of an emergency.

The seventh item on the agenda is Naming Rights for the Multipurpose building which transfers to Director McCall.

7) Approval of the Naming Rights for the Multipurpose building (Director McCall)

Director McCall **MOVED** that the board approve the Naming Rights (see Policy)

SECOND: Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

Director McCall states that the building in question houses Dance Studio 2, the Yoga Club, the Photo Club, and the Apple Users Club. It is not part of Phase 1B changes, but these items do not have any naming rights. To name Multipurpose building it would be \$100,000, to have a plaque in the hallway it would be \$1,000, and for each room it would be \$10,000. The name of the building would be as long as the building exists, for example this meeting takes place in Rollins Theater. She clarified that the name would be approved by the Board of Directors.

The final item on the agenda is the approval of the annual audit by our auditors Carr, Riggs, & Ingram and the goes to Treasurer Collins.

8) Approval of the annual audit with Carr, Riggs, & Ingram (Treasurer Collins)

Vice President Collins **MOVED** that the board approve to engage Carr, Riggs, & Ingram to perform the annual audit and to provide an Audit Engagement Letter at a cost of \$27,800 and \$150 an hour for any additional services needed to be expensed from Operations Account # 64300-000-1.

SECOND: Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark stated that the audit is required by law. The auditors go through the books to assure the CA is above board and proper in all processes. It's an annual expense to make certain the funds are being used wisely and appropriately.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Rickert **MOVED** the meeting be adjourned. **SECOND:** Vice Presidents Blaylock. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:37 a.m.

Debbie Caneen, Secretary



/Am

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Melanie Higgins
Ed Mattia

Rose Meyers

Debbie Riley



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1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573
(813) 633-3500

APPROVED

**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

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We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.


We hereby approve the minutes of the January 8th Board of Directors Meeting with the approval of the Officers as signers for all banks and the amendment including accountant William Lang as administrator with online access to all accounts and print all checks.

Effective this 20th day of January, 2025.


DIRECTORS:



Ron Clark



Jim Collins



Julie Porto


Nancy McCall


Arthur DeAngelis


Carrie Blaylock


Debbie Caneen


Geri Roberts


Tony Rickert

President's Report 02-12-25 CA Board Meeting

The Board's ongoing efforts to improve our campus facilities achieved some key goals in the last 30 days. On January 17th we received the building permit for the new Volleyball courts in the south campus between the tennis courts and the dog park. Our contractor started to clear the land on January 28th and we had a groundbreaking ceremony on February 4th. We anticipate the courts will be available for play in the next 60 to 90 days depending on weather and court surface curing time.

We also made progress on the Central Campus Phase 1A Upgrade project and the construction of the 12,000 sq ft Applied Arts Building. On January 24th I received verbal confirmation that our Site Plan has been approved with conditions for both Phase 1A and 1B (new restaurant/bar & resort style pool). We received written confirmation on January 27th and our contractor will shortly complete the minor conditions that need to be addressed. The approved construction plans have been submitted a second time for approval to the Fire Marshall with the minor corrections requested in the first Fire review. We anticipate receiving a building permit soon and have a tentative groundbreaking ceremony date of March 5th assuming we receive the permit by February 19th as our contractor needs 2-weeks to spin up. So, there will soon be a lot of construction activity on campus as we upgrade our facilities. In addition, the LRPC is reviewing potential bocce and basketball facilities and will provide a recommendation soon to the Board.

Let's discuss some of the New Business items on the agenda. The Election Handbook is being updated to protect the privacy of our members' personal information, to ensure our facilities can be safely and orderly used by members, and to ensure the fairness of any future recall proceedings. Facility policy 6.01.A.9 is being changed to correspond to the Election Handbook changes.

Policy 8.09 is in the Employee Policy section and will be changed to clarify that it is intended to protect employees who are Whistleblowers. Policy 2.08 is being changed to reflect advice from legal counsel that whistleblower compliant policies are meant for the protection of employees and are not meant for use by members. The CA is organized under FL Chapter 617 and whistleblower complaint is not mentioned in it. Policy 2.08 will be changed to implement a new formal procedure for members to lodge complaints. These changes will hopefully result in avoiding legal fees such as the current \$5,340 legal expense (with more coming) incurred for the recent anonymous Whistleblower complaint.

The CA Board of Directors has made historic progress in the last 2+ years to improve our campus facilities and to change policies to improve the financial health of our clubs while reducing the bureaucracy of club reporting and increasing the ability and opportunities of our members to have more fun. We have done this while increasing the Board's transparency and communication, keeping our dues affordable, and making common sense decisions such as having certain facilities open during Holidays.

Yet the Board continues to receive personal attacks with false information from a very small segment of our membership. During the 2024 recall, I received a telephone voicemail threat against my wife from one of the leaders of this group because my wife was going door to door passing our literature. The message said, "Your wife is going to get hurt" because "The people in this community have guns they own legally and they will use them". It went on to say, "You must not care very much about your wife."

Members volunteer in good faith to be elected to serve on the Board of Directors to use our skills and experience to help make the CA a better place to live and enjoy in our senior years. We do not volunteer to have false charges lodged, attempts made to tarnish our reputations, or threats made against our spouses. The effectiveness and low dues of our Association are based upon members volunteering to perform many tasks. Besides increasing dues because of increased legal fees, these constant attacks jeopardize having future volunteers to be willing to run for the Board.

So, what do we do? I suggest we all listen to our better angels and treat each other with dignity, respect, and kindness. If this very small subset of members continues with their attacks, then they should be told in person and online that their behavior is not acceptable. I am sorry to have to deliver such a stark message, but we must address this reality or we will no longer have an effective volunteer system. Now, let's hope we can put this aside and go out and have some fun today.

Sun City Center Community Association

Board of Director's Meeting

February 12, 2025 from Lyn Reitz, Community Manager

Dues and Stickers --- Your dues are now past due and must be paid directly to the CA Office with late fees now added. If you previously paid your dues by January 31st please make sure you have updated your sticker on your badge. The 2024 stickers are only good until Friday, February 14th. After that date you will be asked to update your sticker before you can use the facilities.

Volunteer Luncheon --- The Volunteer luncheon is scheduled for tomorrow, Thursday, February 13th from 11:00am until 1pm in the Florida Room. If you have volunteered in any capacity for the Community Association this past year please come and enjoy lunch as a thank you from the Board of Directors.

Funfest --- We are preparing for Funfest which is scheduled for Saturday, March 8th, 9am to 2pm. The theme this year will be "Fun in the Sun." There will be a new layout due to construction of the new Applied Arts Building which will shift some displays and tents across the street in front of the Arts and Crafts Building and the Information Center.

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 an 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 31st, total residents were 11,262 and total membership dues were 11,367. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.