

MINUTES  
BOARD WORKSHOP  
MONDAY, FEBRUARY 2<sup>nd</sup>, 2026  
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

Ron Clark, President

Jim Collins, Treasurer

Carrie Blaylock, Secretary (Zoom)

Geri Roberts

Arthur DeAngelis

Tony Rickert

Greg Eisman

Wayne Keyes

OTHERS PRESENT:

Lyn Reitz, Community Manager

Alisha Marshall, Recording Secretary

Deputy Jeff Merry

12 members are present and 11 via Zoom.

Directors Absent: Julie Porto, Vice President

Meeting called to order at 9:00 a.m./Pledge of Allegiance

Quorum established with 8 Directors present

The following items were discussed:

**Amending X. Capital Campaign Fund Naming Rights Policy**

President Clark stated that the first item on the agenda is amending policy X. Capital Campaign Fund Naming Rights Policy. He went on to state that all Board members in attendance received two amended policies. One that was revised by him and Vice President Porto and the other by Community Manager Reitz. Community Manager Reitz advised that she worked on this document after the Supplemental Meeting when the members of the Board decided they did not want part of this policy to be focused only on naming rights. Both Director DeAngelis and Director Roberts approved of Community Manager Reitz version of the policy. Treasurer Collins asked if a building such as Rollins Theater, which was named previously, would still be valid going forward even if the current building is demolished. The response was no, since there is no documentation to indicate that the name would be used going forward, and due to the building being torn down. President Clark went on to read the red lettering in the document as amended by Community Manager Reitz as follows:

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.

Brief discussion between Board members began and once concluded the CA members in attendance in person and on Zoom were asked if there were any questions. Only Elysia Hendricks had an inquiry regarding whether the Board had received any donations that would go towards any building with unassigned names. She also asked about the boardwalk that has a donation for \$50,000 to build it. President Clark responded to both with

yes, we had an individual who wanted to name a facility and the Board decided it wasn't something they felt was beneficial to the CA. However, the CA does have \$50,000 earmarked for the future lake Boardwalk with associated naming rights.

President Clark approved amending policy X to be on the February 11<sup>th</sup> agenda.

### **Potential North Trail with the Audubon Club**

President Clark specified that the second item on the agenda is potential North Trail in accordance with the Audubon Club. This topic was discussed at the January 22<sup>nd</sup> Supplemental Meeting with the Audubon Club. The club gave a presentation at the meeting regarding the potential new trail, and the bottom line is the club will split the \$3,600 fee for the wetland survey with the CA for the potential trail. President Clark asked if anyone is in attendance at this meeting for the Audubon Club and received a few raised hands. Melanie Higgins spoke about a study from the University of Florida regarding the health benefits of walking trails. Researchers discovered that spending time outdoors can reduce the stress a person may feel. The survey was conducted on 1,300 Florida residents aged 45 and over for their unique stressors. Researchers found that trees themselves don't relieve stress, it's the shade and tranquility they provide that reduces stress. To maximize the stress reduction that trees provide, an increase in parks could be the answer. Parks are where trees can flourish to help all age groups benefit from the shade of trees. The research also said that having parks around can contribute to other factors that can improve health. There are physical components such as walking or exercising, social aspects such as meeting friends or neighbors, and having a feeling of being inclusive and part of the community. This is one of the main reasons the Audubon Club is asking for the Board of Directors to research this trail for the CA community. As mentioned previously, the trails and picnic areas have received a high request level in the surveys the club has done in the last 10 years. She said in closing they perceive this Board as very progressive in providing the amenities to the community and the club felt that this is the best time to bring this up and follow through. President Clark spoke about the next steps required to move forward which included a cost breakdown for funds needed to potentially have a new trail. Brief discussion with Board members and Community Manager Reitz happened and it was decided that the study for where the wetlands are will be done and the \$3,600 cost split with the Audubon Club. Once that has been completed then the Board of Directors will decide the next steps. No need to put on the February 11<sup>th</sup> agenda as the Community Manager and Audubon Club will move forward on the wetland survey and trail delineation.

### **Dissolution of the Friday Deck and a Half Pinochle Club**

President Clark mentioned that the third item on the agenda is the dissolution of the Friday Deck and a Half Pinochle Club. He gave this topic to CLD/Director Eisman. CLD/Director Eisman stated that the Friday Deck and a Half Pinochle Club, which Director Rickert is the President of, has asked to dissolve the club. Director Rickert, as club president, stated that the club is requesting dissolution due to not having the required players to play pinochle. No further questions from any directors and only one question from Eileen Scharff about what happens to any funds a club may have. President Clark responded that if a club has any funds the funds must be distributed to another 501c3 charity or any items distributed to another club. Director Rickert explained that the club has no funds and shares the card decks so the remaining decks will be going to another pinochle club. President Clark approved this item to be on the February 11<sup>th</sup> agenda.

### **New African American Culture Club**

President Clark cited the fourth agenda item is a new club. He then proceeded to hand this item over to CLD/Director Eisman. CLD/Director Eisman stated he has been approached by Alvin Harris regarding forming a new club named the African American Culture Club. He went on to say that he's received drafts of the bylaws,

of the Board of Directors, and a list of potential members so he asked for consideration to form a new club. President Clark inquired on the number of potential members required and he was told they have the required ten members. President Clark's next question was how it will be different from the Multi-Cultural Heritage Club or run parallel to said club. Mr. Harris came up to the microphone and thanked the Board for allowing him to speak about the African American Culture Club. He stated that while he is a member of the Multi-Cultural Historical Club, their view is very wide and covers many cultures and ethnicities. That doesn't allow them to devote the time needed to grasp African American History and culture. The history goes back to the birth of man and the start of humanity in Africa. As an educator he would like to see the African American Culture Club help provide everyone in the community a view of African American Culture. By starting this club, it will benefit the African Americans, their heritage, and everyone is invited to join or attend to learn about African American History. President Clark declared the information Mr. Harris provided sounds good and he appreciates the education of the Board here and what the club's focus will be. Short discussion with Board members commenced as pertaining to the new club. Rose Meyers spoke next on her background as Gullah and how the new club will expand knowledge of the many different groups within the African American Culture. She exclaimed she is in attendance at the meeting in support for the new African American Culture Club. President Clark approved the new African American Culture Club to be on the February 11<sup>th</sup> agenda.

#### **Merging of the Solo Line Dancers Club with the Sun City Center Line Dancers Club**

President Clark said the fifth and final item on the agenda is the merging of the Solo Line Dancers Club with the Sun City Center Line Dancers Club. He passed this subject over to CLD/Director Eisman as well. CLD/Director Eisman said he was approached by the presidents of these two separate line dancing clubs. He went on to say that both presidents and the corresponding boards support a merger of the two clubs. There is about an 80 to 85 percent membership overlap between the two clubs with those club members paying both club's dues. So, the proposal is to merge both clubs into one club and the funds into one account as well. The next step is for both clubs to vote on the merger at a club membership meeting on February 10<sup>th</sup> to have approval from Club membership. Short discussion with the Board members in attendance regarding the line dancing clubs in the CA. It was stated that the merged club would keep the Sun City Center Line Dancers Club name. President Clark approved the merging of the Solo Line Dancers Club with the Sun City Center Line Dancers Club to be on the February 11<sup>th</sup> agenda.

Motion to adjourn made by Director Rickert, seconded by Director Roberts. Meeting adjourned at 9:32 a.m. Audience participation and discussion of one item ended at 9:36 a.m.

Alisha Marshall



Recording Secretary