

MINUTES
BOARD WORKSHOP
MONDAY, FEBRUARY 3rd, 2025
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

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

Geri Roberts
Nancy McCall
Tony Rickert

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
8 members present and 8 via Zoom

Directors Absent: Julie Porto
Arthur DeAngelis

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

The following items were discussed:

Naming Rights for the Multipurpose building

President Clark stated that the first item on the agenda is the Naming Rights for the Multipurpose building. He then turned this item over to Director McCall. She clarified that the Multipurpose is not Rollins Theater, but it the building with the Photo Club, Apple Club, and Dance Studio 2. See attached regarding the naming rights. President Clark approved the naming rights for the Multipurpose building to be on the February 12th agenda.

Elections Committee Handbook and forms

President Clark specified that the second item on the agenda is the Election Committee Handbook and forms. He stated that the last time the handbook was updated it was done by the Governmental Affairs Committee under Gary Bratt as Chair. He went on to define the events in the Atrium due to the recall that led to the formation of the Election Handbook Sub-Committee to revise the handbook. The key changes to the handbook are the new request form which must be signed by the petition circulator, the Petition Chair will only be given the total number of CA members in good standing, and no collection of petition signatures on CA property. The Petition Chairperson must remain the same individual who submitted the petition or the whole petition in null and void. Lastly, the petition signature form has been revised to better identify who the circulator is. President Clark approved the revised Elections Committee Handbook and forms to be on the February 12th agenda.

Board Policies II, VI, and VIII

President Clark mentioned that the third item on the agenda is Board Policies II, VI, and VIII. He stated the first policy to be updated is 6.01.A.9 use of facilities. This update is due to the revised Elections Committee

Handbook no longer allowing the use of the Atrium to solicit CA members to sign a petition. Policy 6.01.A.9 will have updated language to support the revised handbook.

The next policy to be revised is 8.09 Whistleblower policy in the Employee policy section. As 8.09 Whistleblower is for employees, any references to CA members will be removed.

The final policy to be revised is 2.08 Whistleblower. As legal council asked why this policy was included as a Whistleblower policy is supposed to protect employees and not CA members, it was decided to change 2.08 to be a Complaint Policy. The CA is organized under Florida statue 617 which does not mention Whistleblower at all. The Complaint Form can be used to register a complaint with the Community Association. President Clark approved all three policy changes to be on the February 12th agenda.

Replacing the Saltwater Pool Filtration System

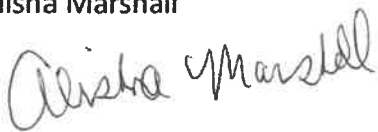
President Clark cited the fourth agenda item is replacing the saltwater pool filtration system. He then proceeded to hand this topic over to Community Manager Reitz. She declared that it is time to replace the salt system for the two interior pools and the spa. When the system was put in by CES they gave a twelve-year lifespan and the CA got fifteen. The funds are already set aside in the Replacement line item. The cost to replace the saltwater system is \$94,141.34. This price includes all three components, the lap pool, the walking pool and the spa. The CA tried to get three bids; however, the other two companies purchase their parts from CES so they declined to bid. President Clark approved replacing the saltwater filtration system to be on the February 12th agenda.

Replace old fire panel, strobes, and sirens

President Clark said the fifth item on the agenda is to replace the old fire panel, strobes, and sirens. He passed this subject over to Community Reitz as well. Community Manager Reitz explained that with all the changes in the Atrium including the electronics, the old fire panel, strobes, and sirens must be replaced. As the old existing fire panel, strobes, and sirens do not link with the new DAS system and they require replacement. This is out of Replacement as well and the cost is \$27,746. The work will be done by Everon, which is the company the CA has a contract with. President Clark approved replacing the old fire panel, strobes and sirens to be on the February 12th agenda.

Motion to adjourn made by Secretary Caneen, seconded by Vice President Blaylock. Meeting adjourned at 9:20 a.m. Audience participation and discussion of one item ended at 9:24 a.m.

Alisha Marshall



Recording Secretary



Sun City Center Community Association Naming Rights Opportunities Multipurpose Building

Explanation of Naming Rights:

Naming rights are a financial transaction and form of advertising or memorialization whereby a corporation, person, or other entity purchases the right to name a facility, object, location, program, or event, typically for a defined period of time. In this case for as long as the facility or object is used for its designed purpose.

- Name on the outside of the building for \$100,000
- Name on plaque outside the Dance Studio 2 & Yoga Club for \$10,000
- Name on plaque outside the Photo Club Room for \$10,000
- Name on plaque outside the Apple User Club Room for \$10,000

Methods of Making Payment for Your Naming Opportunity

Cash, Stock, or a 3 Year Pledge (Only for Opportunities \$25,000).

All proceeds benefit the Future Facilities Fund.

For more information, please contact Nancy McCall at nmccall@suncitycenter.org or call (813) 394-1267.