

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, JANUARY 14, 2026
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

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

Tony Rickert
Geri Roberts
Greg Eisman

Arthur DeAngelis
Wayne Keyes

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
18 Members and 7 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.

Director Rickert **MOVED** the revised minutes of the December 8, 2025 Board of Directors Election of Officers Meeting, the minutes of the December 10, 2025 Board of Directors Meeting, the minutes of the December 18, 2025 Supplemental Board Meeting, and the minutes of the January 5, 2026 Board of Directors Workshop be approved as submitted. **SECOND:** Treasurer Collins. **VOTE:** Unanimous in favor by voice vote. Motion carried.

II. SECRETARY'S REPORT

Acknowledgements – Secretary Blaylock's report is attached.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Collins reported on financials as of December 31, 2025:

Capital Fund	Balance 12/31/25	\$5,555,158
	Committed Funds Phase 1A	<u>\$1,598,331</u>
	Uncommitted Funds	<u>\$3,956,827</u>
Replacements Fund	Current Balance	\$ 855,776
Operations Fund Account	Current Balance	\$1,025,306

Renovations Fund	Current Balance	\$ 88,788
Fundraising Checking Account	Current Balance	\$ 46,623

In December we had house transfers of 28 for which \$84,000 was put in the Capital Fund. The average monthly number of homes transferred was 35 for 2025. The CA achieved the prediction for an average of 35 homes per month and collected \$1,269,000 total for Capital Fund Fees in 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 stated we have our first special purpose committee report from Janet Ditmore the Chair of the Information Center. Janet handed out her report that is broken into quarters. See attached report from Janet Ditmore. She went on to discuss how much everything has changed with less individuals seeking out information on the Sun City Center Association. Lengthy discussion commenced between Janet Ditmore and the Board of Directors regarding the status of the Information Center and the Sun City Center Community Association. President Clark thanked Janet for her report on the Information Center and said it is appreciated.

President Clark asked if Secretary Blaylock or Director DeAngelis had an update on Hi Neighbor or FunFest as Co-Chairs of the event. Secretary Blaylock said that FunFest will be March 14th and it will have a completely new layout due to the Applied Arts Building construction. Regular participants will have new spots entirely. As soon as they get the map for FunFest you will know where you will be. There will also be less spots in total and less spots with electricity. Secretary Blaylock asked the general membership to volunteer to assist with that day. More guides will be needed to assist with directions, so if you are available, please assist. If any member has any questions, please reach out to Secretary Blaylock, Director DeAngelis, Lew Lewis, or Community Manager Reitz. Director DeAngelis commented that the best thing about the new layout is that it consolidates all activities.

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 2026 insurance policies with this item going to Treasurer Collins.

1) Approve 2025 Insurance Policies (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve the following insurance policies for 2026:

Property (AmRisc/Trisura)	\$ 201,230.64	Expensed to Operations Account #63104
Directors & Officers Liability (Travelers)	\$38,617.35	Expensed to Operations Account #63300
Crime/Cyber (Hanover/Beazley)	\$8,103.46	Expensed to Operations Account #63400
Umbrella (Auto Owners)	\$59,142.13	Expensed to Operations Account #63102
Workers Comp (Zenith)	\$23,189.00	Expensed to Operations Account #63101
Auto (Auto Owners)	\$4,642.87	Expensed to Operations Account #63105
General Liability (Auto Owners)	\$81,377.00	Expensed to Operations Account #63100

TOTAL

\$ 416,302.45

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

President Clark stated he has the complete print out of the insurance policies which total 60 pages. He went on to say that the Board has a copy of the Budget Worksheet on the insurance policies as a comparison of last year to this year. With rounding the totals last year, the cost was \$393,000 and this year \$416,000 so a 5.5% increase year-over-year. The property insurance is \$151,902.88 which is down about 25% from \$189,220.15. This is due, primarily to changing insurance brokers to Brown and Brown. What did increase was general liability insurance and umbrella insurance due to slip and fall cases against the CA. So bottom line, property insurance premiums down and liability insurance premiums up.

President Clark spoke about the second item on the agenda is the approval of the committee chairs. He turned this item over to Vice President Porto.

2) Approval Committee Chairs (Vice President Porto)

Vice President Porto **MOVED** that the board approve the following Committee Chairs for 2026 as recommended by President Clark:

STANDING COMMITTEES:

Budget Committee – Debbie Reilly
Consumer Affairs Committee – Tony Rickert
Governmental Affairs Committee – Julie Porto
Internal Audit Committee – Julie Porto

SPECIAL COMMITTEES:

Public Relations/Communications – (Open)
Web Site – Geri Roberts
Council of Area Presidents (CO-AP) – Tony Rickert
Fitness Center – Michael Reed
Fundraising Committee – Nancy McCall
Grants Committee – Nancy McCall
Hardship Panel – Jim Collins
Hi Neighbor – Co-Chair Carrie Blaylock
 - Co-Chair Arthur DeAngelis
History Society - Susan Muise
Hospitality & Info Center– Janet Ditmore
Long Range Planning Committee – Arthur DeAngelis
Pool Committee – Carrie Blaylock
Search Committee – Wayne Keyes

OTHER COMMITTEES:

Decorating Committee – Cindi Malin
Golf Cart Parade – Co-Chair – Jim Collins
 - Co-Chair – Arthur DeAngelis
FunFest – Co-Chair - Carrie Blaylock
 -Co-Chair – Arthur DeAngelis
Monday Movies – Linda Clapp
4th of July Breakfast – Cindi Malin

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

President Clark declared that he appreciates all the people that are volunteering to remain as Committee Chairs. He commended all the volunteers' commitment and longevity.

President Clark reiterated that the third item is the approval of the Election Committee Chairs and Tellers.

3) Approval of the Election Committee Chairs and Tellers (Secretary Blaylock)

Secretary Blaylock **MOVED** that the board approve the following Election Committee Chairs and Tellers as recommended by President Clark:

Dorothy Anderson, Chair
Janet Smith, Vice Chair

Robert Anderson
Kim Barson
Jeanne Bartell
Carol Donner
Sue Fitts
Dee Kelly
Judy Kip
Paul Kip
Dawn Lockett
Christine Morrison
Belle Sauer
Linda Torchia
Kathy Valenta

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

President Clark mentioned that the chairs of the committees in New Business item #2 are responsible for selecting members of their committees. The Board of Directors isn't involved with those committees as it's the committee chair's discretion who will be on said committee. However, per the CA's bylaws and such, the President recommends and the Board approves the tellers as well as the Chair of the Election Committee. The CA appreciates all their hard work during the election.

President Clark stated that the fourth item on today's agenda is approving the Board of Directors Officers as signers for all banks.

4) Approval of the Board of Directors Officers as signers for all banks (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve the following Officers as signers for all banks:

President Ron Clark
Vice President Julie Porto
Treasurer Jim Collins

Secretary Carrie Blaylock

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

President Clark notified that the fifth item on the agenda is the closing of the Rainbow Women Club.

5) Approval of closing the Rainbow Women Club (CLD/Director Eisman)

Director Eisman **MOVED** that the board approve closing the Rainbow Women Club.

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

CLD/Director Eisman advised that this club has decided to close as discussed previously. President Clark said that the Board of Directors is just following on the club's desire to close and any money they have has been appropriately disbursed.

The sixth item on the agenda is approving the new Chair Volleyball Club which also goes to CLD/Director Eisman.

6) Approval of the new Chair of Volleyball Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approves the Chair Volleyball Club.

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

CLD/Director Eisman said an individual gave him a description of the game that they've been playing at King's Point. With a ton of interest in starting a new club. So, the motion was brought to the board meeting today. Secretary Blaylock clarified that now that the Volleyball Club is approved the club officers must go to the CA office and be introduced to Lew Lewis so that a room can be assigned. Community Manager Reitz advised that she need specifics so the new club could be added to the website.

The seventh and final item on the agenda is approving the revise of policy 4.02.B to separate the Communications-Website Committee into two separate committees.

7) Approval of revising policy 4.02.B to separate the Communications-Website Committee into two separate Committees. (Vice President Porto)

Vice President Porto **MOVED** that the board approve revising 4.02.B for the Communication-Website Committee into two separate Committees as follows:

B. Public Relations/Communications (Amended 2/14/24) (Amended 1/14/26)

- 1) Examine methods of communication concerning Board actions, goals, and future plans to determine how the Board may communicate better with CA members and the public.

- 2) Investigate means and methods of projecting Sun City Center and the Sun City Center lifestyle to specific and general external audiences. Analyze budget availability and make recommendations to the Board for advertising, publicity, and/or public relations.
- 3) This committee will seek out and work with other community groups and businesses to help with the promotion of Sun City Center awareness.
- ~~4) Work to keep the website intuitive to the end user on multiple platforms. Continue to adapt the website to the needs of the community. Communicate the community's active lifestyle to external audiences.~~

K. Web Site Committee (Moved to Communications & Website Committee 1/10/24) (Revised and moved back 1/14/26)

1. Work to keep the website intuitive to the end user on multiple platforms. Continue to adapt the website to the needs of the community. Communicate the community's active lifestyle to external the board approve the Naming Rights (see Policy)

SECOND: Director Rickert **VOTE:** 7 to 1 Secretary Blaylock is against and the Chair abstains. Motion carried.

President Clark stated that two years ago, January of 2024, the Board of Directors voted to combine Communications Committee and Website Committee into one committee. With much work going on for the Website Committee with Chair Director Roberts this separation will allow the Communications Committee to be more focused on external communications and public relations. So, it will be Public Relations/Communications Committee and the other will be the Website Committee. President Clark went on to ask if any CA members have public relations or communications experience to let the Board of Directors know. This is the reason the Board of Directors is separating the two. Brief discussion with Board members on this topic commenced with Director Roberts stating the two committees must work well together.

X. GOOD & WELFARE

Vice President Porto commented on Cherry Hills being very clean i.e., no construction debris, such as nails, in the road she is very impressed.

XI. ADJOURNMENT

Director Rickert **MOVED** the meeting be adjourned. **SECOND:** Treasurer Collins. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 10:02 a.m.

Carrie Blaylock, Secretary

Carrie Blaylock / Am

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Ilene Goff
Lisa Bentley

Mary Ann Rowe
Len Lewinski

Debbie Riley
John Spencer

Audience participation ended at 10:29 a.m.

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Sandra Fuentes	\$ 130.00	Fundraising Sponsorship - Future Facilities Fund
Karen Faneup	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
Lets Dance Ballroom Dance Club	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Shell Crafters Club of Sun City Center	\$ 1,001.00	Fundraising Sponsorship - Future Facilities Fund
Trudy McClellan, LLC	\$ 225.00	Fundraising Sponsorship - Future Facilities Fund
William and Debra Kidwell	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Sun City Center Travel Club	\$ 1,000.00	For Safety Equipment
Nickie Vesche Jr. or Dolores Vesche	\$ 40.00	Fundraising Sponsorship - Future Facilities Fund
Barbara Danielson	\$ 600.00	Fundraising Sponsorship - Future Facilities Fund
Dwight and Christine Lansing	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
Jackie Bowling and Brandon Kuhn	\$ 90.00	Fundraising Sponsorship - Future Facilities Fund
Valesca Lopez	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
John Rinaldi	\$ 180.00	Fundraising Sponsorship - Future Facilities Fund
Jeff and Allison Marshall	\$ 480.00	Fundraising Sponsorship - Future Facilities Fund
George Jimenez and Lisa Wright	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
Greg and Laura Eisman	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
William and Carol Zeller	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Barbara Baker	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Lynn Anderson and Herman Hopfensperger	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Janeth Ring	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Vincent and Alicia Clark	\$ 42.00	Fundraising Sponsorship - Future Facilities Fund
Thomas and Olga Alario	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Susan Whisnant	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Metaphysical Society	\$ 200.00	Hardship Fund
The Computer Club Inc.	\$ 1,000.00	Hardship Fund
Edward D. Jones & CO-Custodian FBO Mary Anne Sadowski IRA	\$ 2,000.00	Library Donation
Stained Glass Club of SCC	\$ 1,100.00	Fundraising Sponsorship - Future Facilities Fund
Sun City Center Mahjongg Club	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Sun City Center Lawn Bowling Club, Inc.	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
	\$ 10,398.00	

President's Report – January 14, 2026 Board Meeting

Happy New Year Everyone! This is the first Board meeting of 2026, and I'd like to welcome Directors Greg Eisman and Wayne Keyes to the Board as well as congratulating Director & Corporate Secretary Carrie Blaylock on her reelection. This year will be great for CA members. Shortly you will hear the Treasurer's report from Treasurer Jim Collins which will show that we are in a strong financial position. Looking back to 2025, we finalized cleaning up the damage from Hurricane Milton that occurred in 4Q24, completed the two new Volleyball Courts and the three new Bocce Ball courts, and started construction on the 12,000 square foot Applied Arts Building. The December referendum approved the \$346 annual dues, which is a bargain for all the wonderful amenities we enjoy.

Looking forward, this Board continues to focus on implementing the Central Campus Upgrade project that was approved in May 2023 by the Membership voters with an 85 to 15% majority. This project will keep our facilities modern and attractive to enjoy while protecting the value of our homes. The new Applied Arts building (Phase 1A) is estimated to be completed on time by April 16, 2026 and below budget. By a 78% to 22% majority, the December 2025 voters approved the new 8,000 square foot restaurant/bar and 6,600 square foot resort style pool (Phase 1B). Construction is estimated to start by June 1, 2026 with a one-year completion schedule. The Board appreciates the strong member support for the Central Campus Upgrade project. Progress must be a continuous effort, and this Board will do so.

I would like to thank Community Manager Reitz, and her staff for their hard work in 2025. They keep our campus running efficiently, safely, and looking attractive. I would also like to thank the many CA members who volunteer on Committees, Clubs, and other organizations as our CA community runs efficiently and cost effectively based on volunteers. If you are not currently on a committee, we hope you will take the time to complete a Help Us Govern (HUG) SCC form to volunteer to serve on a committee in 2026. They are available at the table by the entrance, the CA Office, and online at <https://www.suncitycenter.org/visitors/volunteerism.html> (Go to "Click here"). This year the Board would like to focus on more external communication and public relations to build interest in moving here and increase demand for housing. We have a great story to tell about the recent facility improvements and the Central Campus Upgrade Project. If you have media experience, we hope you will volunteer to be on the Communications and Public Relations Committee to help tell that story.

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 Golden Review are back by popular demand. All proceeds will go to the volunteer organizations of Emergency Squad, Security Patrol, and Samaritans. Again, 2026 will be a great year for the Community Association. We have so many things to be grateful for by living in our wonderful community. Please enjoy the moment 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

January 14, 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 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 have gone out. If you have not received one, please stop in or call the CA Office to inquire. 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. Please make sure you wait a few days after paying to come in and get your sticker. Please make sure you have your cards for us to put the stickers on as we do not give them out.

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.

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 December total residents were 11,293 and total membership dues were 11,390. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

SCC Information Center Quarter Report Comparison, 2025

	1 st QTR	2 nd QTR	3 rd QTR	4 th QTR	ANNUAL TOTAL
Number of Resident Visitors	165	125	117	115	522
Number of Out-of-Town Visitors	194	142	87	112	535
Number of Tours Conducted	40	24	28	20	112
Total Number of People in Tours	86	46	41	38	211
Local Phone Calls Received	192	118	169	155	634
Long Distance Calls Received	147	116	94	104	461
Inquiries answered by snail mail	1	2	2	2	7
Inquiries answered by email					561

IN THE YEAR 2025, the Information Center recorded:

TOTAL NUMBER OF VISITORS: 1057

TOTAL PHONE CALLS ANSWERED: 1095

INFORMATION SENT IN RESPONSE TO INQUIRIES: 568

All data was recorded by volunteers who worked each shift. We use 2 volunteers per shift. We have two shifts a day, 10 am to noon and 1 pm to 3 pm, Monday through Friday. I will take appointments on Saturdays and, in the past year have had about 8 of those. We presently have a total of 68 volunteers who work a regular or substitute shift.

Beginning in May, 2021, the Information Center took over the task of providing Orientation sessions for new members of the community. Sessions are held every Wednesday afternoon and are open to all residents. No appointment is necessary. New members are advised of the orientation sessions when they receive their badges. This year, the total number of residents attending the sessions was 106.

INFORMATION CENTER Ten Year Comparison of Data

YEAR	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Resident Visitors	1732	1621	1622	1273	349 (to 3/14)	437 (4/19 -12/31)	643	605	516	522
Out of town Visitors	1837	1724	1826	1500	483	556	804	844	701	535
Tours conducted	372	328	340	290	69	114	160	147	141	112
Number of people in tours	851	519	755	627	141	266	374	323	292	211
Local phone calls received	513	914	926	945	248	565	710	644	490	634
Distant phone calls received	417	846	899	787	193	535	632	661	433	461
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Inquiries answered by snail mail	35	57	42	29	15	11	9	10	9	7
Inquiries answered by Email	367	351	696	627	1025	1191	791	756	890	561

YEAR TOTALS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Number of Visitors	2466	2799	3561	3569	3345	3448	2773	832	993	1447	1448	1217	1057
Phone Calls Answered	1741	1705	967	930	1760	1825	1732	441	1100	1342	1309	923	1095
Information Sent	1124	1245	548	402	408	738	656	1040	1202	800	766	899	568
Number of new members who attended Orientation.									197 (from May)	263	157	89	106