

MINUTES
SUPPLEMENTAL BOARD MEETING
THURSDAY, JANUARY 22, 2026
1 PM – BOARD ROOM

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Julie Porto, Vice President
Jim Collins, Treasurer
Tony Rickert
Arthur DeAngelis
Greg Eisman
Wayne Keyes

DIRECTORS ABSENT:

Carrie Blaylock, Secretary
Geri Roberts

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Acting Recording Secretary
8 Members

President Clark welcomed everyone to the Supplemental Meeting, reminding everyone that this meeting is now open to the members for the purpose of increased transparency of the BOD in action. Ron also indicated that while the meeting is now open to CA members, we do not typically take communication from members at this meeting. He asked that all private conversations be held to a minimum to avoid disruption to the meeting.

1. Rescinding Naming Rights Policy

President Clark indicated the first item on the agenda is rescinding the Naming Rights Policy. He went on to discuss the reason for rescinding this policy. He stated that several years ago the CA created a policy so the members could donate funds and have specific buildings or facilities named after them. Since then, the CA has had few offers to donate funds and name a building or facility. The Board is rethinking this, and it may not be as useful a policy as the CA had intended. It would probably be best to handle these types of individual donations on an as needed basis. As people bring it up, the Board will work with them to meet the needs of the individual and the CA. This is what was done with Nancy and David Morse donation for the Community Hall that resulted in a million dollars with no policy to dictate the process. This is the thought process and Nancy McCall, the chair of the Fundraising Committee, stated that this is correct and she is fine with it being rescinded as the policy has not worked.

Discussion with the Board members present launched regarding the pros and cons of amending this policy. The Board has gotten some proposals that in hindsight were not best for the CA. President Clark approved to be placed on the agenda for the February 2nd workshop.

2. Potential North Trail – Audubon Society

The second item on the agenda is a potential North Trail and the Audubon Club want to give the Board their ideas for the potential North Trail. President Clark called a member of the Audubon Society to speak to the Board. Melaine Higgins introduced herself as a member of the Audubon Club not Audubon Society, which is all together a different group. She went on to clarify they are not affiliated with the National Audubon Society and are an SCC associated club. She spoke about the area where the new North Trail would be, and the amount of funds needed to accomplish the goal of creating the new North Trail. This includes \$3,600 to determine wetlands, \$18,000 for the trail, and \$12,000 for a bridge to link the trail with the proposed picnic area. Lengthy discussion commenced between Melanie Higgins and various Board members. Community Manager Reitz and Nancy McCall advised that the grant money received did not include the North Trail. The funds were used for picnic tables, eight benches, and clearing debris on the current south trails. President Clark asked the Audubon Club if they would be willing to split the \$3,600 fee for a feasibility study to see if a new trail could happen and the club responded yes, they would pay the \$1,800. A short discussion on where the trail would be in relation to current houses and basic trail maintenance occurred. Director Keyes asked why the CA would need to have the wetlands mapped and Community Manager Reitz explained that a previous Board ignored the wetlands and put in an archery range and the CA ended up paying almost one hundred thousand dollars in penalties, fees, and engineering. President Clark approved to be placed on the agenda for the February 2nd workshop.

3. RV park fence

Community Manager Reitz stated that RV Park came to her and stated that the fence on one side of the property is not square. This is due to when the RV Park was first built, they had two major oak trees that altered the fence line and Hillsborough County would not allow removal. Now the trees are dying and so we are going to Hillsborough County to see if they can be removed as if not, they may fall on the RV Park. If they are removed, the RV Park, at their own expense, would like to move the fence back out as a square. The Board supported this approach.

4. Huge Trench

Director DeAngelis when crossing near the golf course asked about the large trench with pipes near the golf course and Community Manager Reitz stated that it is a sink hole. The dirt collapsed and there is drainage area, and it was slated to be fixed. Community Manager Reitz

also advised that this property has been marked by Hillsborough County Sheriff's Office and if you are caught on it, you can be trespassed and arrested.

5. The church is in foreclosure

Community Manager Reitz mentioned the last item that was brought to President Clark's attention is the church is on the auction block for foreclosure. The church is located on La Jolla, and the auction began on Wednesday, January 21st and the auction runs through 10AM January 28th with no bids on it thus far. She went on to mention that there are liens on the property that total about 2.1 million dollars. Brief discussion between Board members commenced regarding the property. The Board of Directors decided to have President Clark contact legal counsel to perform due diligence regarding the CA's options on this matter.

Motion to adjourn meeting was made by Treasurer Collins, seconded by Vice President Porto. Meeting ended at 1:58 PM by general consent of the Board members.

Alisha Marshall



Recording Secretary