

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
THURSDAY, JANUARY 2, 2025
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Jim Collins, Vice President
Debbie Caneen, Secretary
Roger Zieg, Treasurer

Julie Porto
Carrie Blaylock
Nancy McCall
Geri Roberts

Tony Rickert

DIRECTORS ABSENT

None

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Arthur DeAngelis
Deputy Jeff Merry

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Clark welcomed the membership and called the meeting to order at 3:00 p.m. The members joined President Clark in the Pledge of Allegiance. A quorum was established with 214 members present in-person and 57 present on Zoom.

II. APPROVAL OF MINUTES

The minutes of the October 23, 2024 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

III. TREASURER'S REPORT

Treasurer Zieg reported the fund balances are as of November 30th. He stated that the Operating Fund had a balance of \$1,326,617.19. The Capital Fund balance was \$6,680,457.86. The Replacement Fund had a balance of \$1,455,203.58 and the Renovation Fund had a balance of \$55,439.36. House Transfers for December are 33, for a net of 33 with \$99,000 added to the Capital Fund. For January we have 12 House transfers as of Jan. 2, 2025. Our average number of house transfers for 2024 is 34 per month. A total of \$1,224,000 was added to the Capital Fund during 2024.

The Community Foundation of Tampa Bay third quarter report as of September 30, 2024, shows the following Community Association Fund Balances:

SCC Future Facilities Reserve Fund	\$67,020.90
SCC Hurricane Deductible Reserve Fund	\$384,257.59
SCCCA Forever Fund	\$1,196,963.72

President Clark mentioned that it is Treasurer Zieg's last Treasurer report as he chose not to run for re-election. He then gave Treasurer Zieg a plaque to thank him for his hard work on the Board of

Directors and his work with the CA's funds including his actions and initiatives on investing funds in CDs for the CA.

IV. INDUCTION OF NEWLY ELECTED DIRECTORS

President Clark commented that as he is one of the Directors being inducted, he is unable to induct himself and the other two members so he called up CA member and former CA President Paul Wheat who spent a total of 11 years on the Board. He proceeded to give a Certificate of Appreciation to thank Paul Wheat for all his assistance with various CA events and clubs including today's induction of Directors. Paul Wheat proceeds to call the three CA members who are to be inducted, Ron Clark, Jim Collins, and Arthur DeAngelis. He then has all three repeat the Oath of Office for a Director as follows:

SCC DIRECTOR

Do you swear or affirm that you will conform to the Florida Statutes in performing your duties as a Director of the Sun City Center Community Association and that you will uphold the governing documents of our Association, accept and fulfill your responsibilities to the members of our Association and perform the duties assigned to you with diligence and integrity?

Each CA member recited the oath and were inducted as a director.

V. PRESIDENT'S REPORT

The President's report is attached.

VI. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz wished everyone a Happy New Year. She then stated she would keep her report brief as to not take a lot of time. Fun Fest will be the second Saturday in March and is scheduled for March 8th, 2025. Community Manager Reitz then thanked all the CA staff for all they do throughout the year, including all their hard work with hurricane cleanup. She also took a moment to recognize the following employee milestones:

Jack Conway– Maintenance – 20 years
Scott McFarland – Maintenance – 20 years
Sam Soria – Maintenance – 15 years
Becky Fox – Community Association Office – 15 years
Phillip Bennett – Maintenance – 10 years
Larry Silk – Custodial – 5 years

In closing she stated she looks forward to the New Year and working with the new Board of Directors and Members to make the Community the best it can be.

VII. CENTRAL CAMPUS UPGRADE – PHASE 1A UPDATE

President Clark's Phase 1A update is attached.

VIII. HILLSBOROUGH COUNTY INFRASTRUCTURE UPDATE JOSHUA BELLOTTI, P.E. – DIRECTOR OF ENGINEERING AND OPERATIONS FOR HILLSBOROUGH COUNTY

Josh Bellotti, P.E. Director of Engineering and Operations gave a PowerPoint presentation on an Infrastructure Update for Sun City Center. His presentation can be seen here: [2025 Meeting Videos – Sun City Center](https://www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos) or www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos.

Discussion by members regarding the Infrastructure Update

The following members addressed Infrastructure Update

Linda Grabowski
Deborah Klein

Janet Ditmore
Michelle Evanoski

William Cox

IX. GENERAL DISCUSSION BY MEMBERS

The following members addressed the Board:

Phyllis Hodges
Jan Huber
Becky Barnett
Paul Fales

Linda Grabowski
John Jarabeck
Geraldine Ready
Ron Nelson

Tom Arthur
Mary Miller
Deborah Klein

X. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 4:20 p.m.



Debbie Caneen

Corporate Secretary

DC: am

President's Report – January 2, 2025 Membership Meeting

Happy New Year from the Community Association Board of Directors. We wish all members to have a healthy and prosperous New Year. The Board is united and focused on upgrading our facilities, looking for ways to make it even more enjoyable and fun to live in the CA, while keeping our dues affordable.

The Board and CA staff are still working on the aftermath of Hurricane Milton. Much of the damage has been repaired, but many contractors are very busy with long lead times. It appears that the shade coverings for the shuffleboard courts will be installed in May. We are still awaiting to receive a quote to replace the roof over the indoor pools, but both pools are operational. Community Manager Reitz and our wonderful staff will keep at these repairs.

Much work has been done in 2024 on our Capital Projects and there will be an update on that later in this meeting. As you heard in the Treasurer's Report, the Association is in a strong financial position. We have received a \$65K check for the damage to our outdoor equipment. (e.g. Shuffleboard shade coverings) Our 2025 Insurance Premiums (other than employee health insurance) came in (2) % below 2024 instead of the anticipated 10 to 20% increase. This is due to the expertise of our Insurance Broker and the insurance industry having fewer Hurricane claims files than anticipated. This reduced insurance cost will help us offset any unforeseen budget increases on other line items.

We need Volunteers to Help Us Govern the CA. On your way in there were HUG -SCC forms and we urge members to volunteer to serve on a Committee. We need your talent and skills to keep our Association operating smoothly and effectively. Remember, the CA is only as good as its Volunteers. Also, if you are not receiving the CA email blasts, we urge you to enroll using one of the forms on the front tables, or by emailing sccboard@suncitycenter.org to enroll. Members need to stay aware about key issues and upcoming events.

Lastly, I would like to thank the membership for reelecting Jim Collins and myself to the Board for another 3-year term in the recent referendum. I welcome the addition of Art DeAngelis. As mentioned before, we will miss the contributions of Treasurer Zieg who decided to not run for reelection. I am also very honored that the 2025 Board elected me to serve as President for 2025. It was also encouraging that the membership approved the 2025 annual dues of \$344 which will allow the CA to continue to provide first class facilities and activities. The New Year of 2025 is shaping up to be a great year for progress. Let us all be positive, respectful, kind, and have fun in our senior years!

1/2/5 Membership Meeting – Phase 1 Update

In April, the membership approved \$4.2MM in funding to construct Phase 1A which is the new 12,000 sq ft Applied Arts Building. We have a signed contract for \$3.85MM with DFG to construct the Building. Before we can start construction, we need an approved Site Plan and a Building Permit. Since June we have been trying to get an approved site plan for both Phase 1A and Phase 1B which is the new Rollins Building and the new pool. On December 5th, our engineer (Bohler) transmitted the 3rd resubmittal for the Site Plan to the county. Only 4 county departments have not approved the Site Plan and their issues are minor. (Fire, Utilities, Natural Resources, and Site Engineering) Our engineers have been working on this all December and a video conference was held today with the county. We are hopeful to secure approval of the site plan shortly.

In parallel we have been working on the building permit for the Phase 1A Applied Arts Building. Our Private Provider NOVA reviewed the construction documents and we expect them to shortly send approved construction documents to the Fire Marshall for review. Once the Fire Marshall approves the construction drawings, then the county issues a Building Permit without further review and construction can begin.

As long as we are talking about Capital Projects paid for by funds in the Capital Fund Account, and not from members' dues, let me update you on a couple of other projects.

Good news on Volleyball! We received notice from the county that all departments had approved the latest resubmittal for the two new volleyball courts. We need to protective wrap trees nearby, but not in the construction area and then submit a picture of them to secure our Building Permit. We are confident this will happen shortly and our contractor said his schedule will allow construction to start in mid-January.

We have made progress with the Bocce Club regarding building courts for them. The proposed plan is to build three 11' wide Bocce courts in the open space between tennis court #1 and the paved road to the dog park. We have an engineer reviewing if this will fit in that space. If so, the Long Range Planning Committee will review this plan and make a recommendation to the Board. A positive LRPC recommendation will then lead to Board review and potential project approval.

So, 2025 will be a busy facility construction time on campus with possibly three major projects underway. Again, they will be financed by the Capital Fund which receives its money from new homeowners moving into the CA.