

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
THURSDAY, JANUARY 7, 2026
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Vice President
Debbie Caneen, Secretary

Julie Porto
Arthur DeAngelis
Nancy McCall

Tony Rickert
Geri Roberts

DIRECTORS ABSENT

Jim Collins, Treasurer

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Wayne Keyes
Greg Eisman
Deputy Jeff Merry
Deputy E. Anderson

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 not established with 121 members present in-person and 34 present on Zoom.

President Clark advised that the CA has two Directors who decided to not run again for a second term. He called up Director Debbie Caneen as one of the two directors who did not run for office again. He mentioned her great accomplishments which include being the Chair for the Long Range Planning Committee (LRPC), that kept the central campus project moving along, the chief architect of literature and strategy which led to a successful membership vote in April of 2024 to approve the funding for Phase 1A, and in December 2025 the approval of the \$6.6 million Phase 1B project. She's a creative thinker, has brought a lot of good things to the Board, always interested in helping CA members, instrumental with forging a relationship with Seniors In Service, and the driving force behind the CA's relationship with Community Foundation Tampa Bay. He thanked Debbie Caneen for all of her hard work the last three years and gave her a plaque. Former Director Caneen asked to say a few words to the membership and this included having focus groups with CA members to identify preferences for the community plan, whose LRPC members worked with architects to create the design of Phase 1A, Phase 1B of the central campus upgrade. This includes the Applied Arts building, restaurant, and resort style pool. She also thanked her committee members among others. She then went on to describe the donations she facilitated for various individuals to contribute to the campus that includes a board walk along Swan Lake. She ended her speech thanking the membership for allowing her to serve on the Board. Debbie Caneen received a plaque in thanks for all she accomplished.

President Clark called up the second director who also decided not to run for office again, Director Nancy McCall. He went on to say that Director McCall has done a fabulous job with both the Fundraising Committee and the Grants Committee. He then stated that Director McCall has done so

many fantastic events that include Ms. Sun City Center, Murder Mystery dinners, and Classical Connections Concert featuring concert pianist Haig Yaghoobian, with acclaimed violinist Vladimir Petrove. She, as Chair of the Grants Committee, has also gotten a grant of \$18,200 to improve the trails and \$10,000 grant to install the Flock Camera system. President Clark gave the microphone to Nancy McCall. She started off by saying she's enjoyed her two years on the Board of Directors. Between the time spent on the Board, and chairing both committees, she decided something had to go. So, she decided she can benefit the CA by remaining the Chair for both committees. She went on to say that the fundraising events have brought in about \$75,000 for Phase 1B. Then she spoke about upcoming fundraising events that include Battle of the Bands on January 16th, the Classical Connections Concert on January 18th, followed by the Road Rally, a movie day from the History Society, Senior Idol, two murder mystery theater shows, and the World of Dance. Then she complimented Joanne Kerr, Ms. Sun City Center for this year and is planning to represent Sun City Center at the Ms. Senior Florida Pageant. Which could potentially lead to the Ms. Senior America Pageant. We will wait to see how she does and she has been going around and helping with all sorts of different things, just a wonderful person. In the fall there will be a new fundraising event, the Sun City Center Talent show. In closing she said to stay tuned for the events and attend if you are able and if you are unable to attend you can always drop off a check at the front desk of the CA offices. President Clark gave Nancy McCall a plaque in thanks for everything she's done as a director.

II. APPROVAL OF MINUTES

The minutes of the October 22, 2025 Membership Meeting were distributed to the membership. With no quorum the minutes were not approved. To be approved at the March 18th, 2026 Membership Meeting.

III. INDUCTION OF NEWLY ELECTED DIRECTORS

President Clark asked the newly elected Directors to please come to the stage. He proceeds to call the three CA members who are to be inducted, Greg Eisman, Wayne Keyes, and Carrie Blaylock. He then had 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.

President Clark then introduced the 2026 Board of Directors, Board Officers, and stated that Director Collins was unable to be in attendance. The Board Officers are as follows: Ron Clark is President, Julie Porto is Vice President, Carrie Blaylock is Secretary, and Jim Collins is again Treasurer. Then from left to right on the stage is Carrie Blaylock, Wayne Keyes, Greg Eisman, Geri Roberts, Julie Porto, Tony Rickert, and Arthur DeAngelis.

IV. PRESIDENT'S REPORT

The President's report is attached.

President Clark went on to speak about some housekeeping for the CA. He stated that Director Porto has been the liaison with Hillsborough County on road work. Hillsborough County has been given a list of priorities for roads in the CA from 1 to 16. Hillsborough County came back and said they are going to fix several roads in 2026. However, these roads are not at the top of the list we sent in. However, CA members can reach out to County Commissioners by email to reiterate which roads are in much need to be repaired. The commissioners are Christine Miller, Joshua Wostal, Donna Cameron-Cepeda, and Chris Boles.

V. TREASURER’S REPORT

With Treasurer Collins not in attendance Vice President Porto reported the fund balances are as of December 31st. She stated the following:

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>
Replacement Fund	Current Balance	\$ 855,776
Operations Fund	Current Balance	\$1,025,306
Renovations Fund	Current Balance	\$ 88,788
Fundraising Checking	Current Balance	\$ 46,623

There were 28 homes transferred for December, so \$84,000 was added to our Capital Fund Account. The average monthly number of homes transferred was 35 for 2025. The CA achieved our prediction for an average of 35 homes per month and collected \$1,269,000 total for Capital Fund Fees in 2025.

The Community Foundation of Tampa Bay third quarter report as of September 30, 2025, shows the following Community Association Fund Balances:

SCC Future Facilities Reserve Fund	\$129,851
SCC Hurricane Deductible Reserve Fund	\$368,099
SCCCA Forever Fund	\$1,276,067
Total of all funds	\$1,774,017

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. Just a couple things to mark on your calendars: Fun Fest will be March 14th, 2026, there will be changes to the layout as they will be on-going construction. If you have volunteered for the CA, the Volunteer Luncheon is on Friday, February 20th, in the Florida Room from 11 a.m. to 1 p.m. Community Manager Reitz then thanked all the CA staff for all they do throughout the year as she couldn’t do her job without them and she appreciates all they do. She also took a moment to recognize the following employee milestones:

- Joann Gilray–Library Administrator – 10 years
- Michelle Lindcourt – Maintenance in house electrician – 25 years

Helen Nordic – Night General Supervisor – 10 years
Tim Smith – Janitorial Supervisor for the entire staff – 20 years
Lyn Reitz – Community Manager – 20 years

In closing she stated she looks forward to the New Year and working with the new Board of Directors Members, and CA clubs who will be moving into the new building. Next week she will be taking the Club's Boards through each of their Club Rooms on Tuesday so they can see where they will be. When the Certificate of Occupancy is received, she will be working with each club to get them into their space in the new beautiful building. She ended with Thank You.

VII. CENTRAL CAMPUS UPGRADE PROJECT UPDATE

President Clark introduced Jesse Coraggio, Ph.D., Senior Vice President, Community Impact with the Community Foundation Tampa Bay and Barbara Capron a local CA resident and a member of the South Shore Council. You can view their presentation here: https://youtu.be/cVyaMfS_19E

At the conclusion of the presentation, he recognized Jesse Coraggio, Ph.D. Senior Vice President, Community Impact, Community Foundation Tampa Bay, receiving a Recognition Plaque for Robert Mohr and Barbara Capron on the South Shore Council receiving a Recognition Plaque for Marlene Spalten the President and CEO of the Community Foundation Tampa Bay. The Plagues were in recognition for the leadership Mr. Mohr and Ms. Spalten provided for the Foundation to offer a unique funding opportunity that allows construction to start 3-years earlier for Phase 1B of the Central Campus upgrade.

VIII. GENERAL DISCUSSION BY MEMBERS

IX. ADJOURNMENT

The following members addressed the Board:

Mike Barkman

There being no further business, the meeting was adjourned by unanimous consent at 4:11 p.m.


Carrie Blaylock

Corporate Secretary

CB: am

President's Report – January 7, 2026 Membership Meeting

Happy New Year Everyone! Here's wishing you and yours a healthy and prosperous 2026. It will be a great 2026 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 and as mentioned, will continue to focus on implementing it while also improving other amenities on our campus. Progress must be a continuous effort.

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.