

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 8TH, 2025
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

DIRECTORS PRESENT

Ron Clark, President

Carrie Blaylock, Vice President

Debbie Caneen, Secretary (Zoom)

Tony Rickert

Julie Porto

Nancy McCall

Geri Roberts

Arthur DeAngelis

OTHERS PRESENT

Lyn Reitz, Community Manager

Alisha Marshall, Recording Secretary

Deputy Jeff Merry

25 Members and 24 via Zoom.

DIRECTOR ABSENT

Jim Collins, Treasurer

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 8 Directors present.

II. APPROVAL OF MINUTES

Director Porto **MOVED** the minutes of the December 11, 2024 Board of Directors Meeting be approved as submitted. **SECOND:** Director Rickert. **VOTE:** Unanimous in favor by voice vote. Motion carried.

With Secretary Caneen being sick and on Zoom President Clark asked Vice President Blaylock to read the Acknowledgements.

III. SECRETARY'S REPORT

Acknowledgements – Vice President Blaylock reported for Secretary Caneen that the CA had received \$100.00 from Elyse Hendricks, \$350.00 from the History Society, and \$100.00 from Paul and Diane Swakow for Fundraising Bricks. \$343.00 from Hot Diggity Dog Snacks, \$30.00 from Timothy and Maria Hodge, and \$2,800.00 from the Do You Wanna Dance Club for the Future Facilities Fund. \$200.00 from the Metaphysical Society, \$688.00 from Bonnie and Dwight Janson, \$550.00 for Front Porch Pickers and \$500.00 from the Charlene L. West Revocable Trust in honor of Charlene L. West for the Hardship Fund. Lastly, she reported the CA received \$6,000.00 from the SCC Travel Club for the Master Plan. Vice President Blaylock thanked everyone that gave funds to the CA.

President Clark stated that it was very generous, especially the \$6,000.00 from the Travel Club and the \$2,800 from Do You Wanna Dance Club that was proceeds from a recent dance that included food sales of \$343.00. These donations plus the \$30 from the Hodges (\$9,173) all went to the Future

Facilities Fund. He went on to say that Director McCall has done a great job with the fundraising events.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Per Community Manager Reitz, as the Sun City Center Association, Inc. has an audit in progress, no update on the CA's financials until the audit has been completed.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark stated that the next topic is the annual Information Center report by Janet Ditmore. Information Center Chair Janet Ditmore's report is attached.

Director McCall stated that the Holiday Who Done-It made was a very big success and made approximately \$4,205. A new order of bricks will be ordered the week starting next week (the 13th of January) and the monument should be completed by the end of February. Bricks can be ordered online through www.suncitycenter.org or by going to the CA Office to pick up the form.

Vice President Blaylock mentioned that Fun Fest is in the early stages so there are still opportunities to fill out a HUG Form and volunteer for Fun Fest. There are many spots open and she will work around a person's schedule, just let her know. The HUG Form can also be picked up in the CA Office.

IX. NEW BUSINESS

President Clark stated that the new business items on the agenda are up next. Due to the absence of Treasurer Collins and Secretary Caneen having a hoarse voice and being on Zoom, President Clark advised which Board Member would read each motion. The first item on the agenda is the approval of the 2025 insurance policies that cover everything except for the employee health care insurance.

1) Approval 2025 Insurance Policies (Director Roberts)

Director Roberts **MOVED** that the Board approve the 2025 Insurance Policies as follows:

Property (AmRisc/Trisura/Beazley)	\$ 237,854.70	Expensed to Operations Account #63104
Directors & Officers Liability (Travelers)	\$34,000.64	Expensed to Operations Account #63300
Fidelity Bond/Crime (Hanover)	\$6,055.96	Expensed to Operations Account #63400
Umbrella (Auto Owners)	\$34,893.36	Expensed to Operations Account #63102
Workers Comp (Zenith)	\$22,879.00	Expensed to Operations Account #63101
Auto (Auto Owners)	\$5,088.16	Expensed to Operations Account #63105
General Liability (Auto Owners)	\$51,428.17	Expensed to Operations Account #63100
TOTAL	\$ 392,199.99	

SECOND: Director DeAngelis

President Clark reiterated that the insurance premiums came in lower than the estimate given, however, a surplus of funds may help with attorney fees or be rolled into next year.

VOTE: Unanimous in favor by voice vote. Motion carried.

President Clark stated item number two on the agenda is the approval of the 2025 Committee Chairs he recommended and must be approved by the Board of Directors per the CA's Bylaws.

2) Approval the 2025 Committee Chairs (Club Liaison Director Blaylock)

Vice President Blaylock **MOVED** the board approve the following Committee Chairs for 2025:

STANDING COMMITTEES:

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

SPECIAL COMMITTEES:

Communications-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 Dittmore
 Long Range Planning Committee – Debbie Caneen
 Pool Committee – Carrie Blaylock
 Search Committee – Debbie Caneen
OTHER COMMITTEES:
 Decorating Committee – Cindi Malin
 Golf Cart Parade – Co-Chair - Carrie Blaylock
 - 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 explained that third item on the agenda is approving 2025 Election Committee Chairs and Tellers that each person must be approved by the Board of Directors per the Bylaws.

3) Approval of the Election Committee Chairs and Tellers (Director McCall)

Director McCall **MOVED** the board approve the Election Committee Chair and Tellers as follows:

Dorothy Anderson, Chair
Janet Smith, Vice Chair

Robert Anderson
Kim Barson
Jeanne Bartell
Sue Fitts
Karen Fredericks
Judy Furman
Dee Kelly
Judy Kip
Paul Kip
Christine Morrison
Betty Rollins
Belle Sauer
Linda Torchia
Kathy Valenta

SECOND: Secretary Caneen

VOTE: Unanimous in favor by voice vote. Motion carried

President Clark explained that fourth item on the agenda is approving 2025 Board of Directors Officers as signers for all of the SCCCA's bank accounts.

4) Approval of the Board of Directors Officers as signers for all banks (Director Porto)

Director Porto **MOVED** that the board approve the Board of Directors Officers as follows:

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

SECOND: Director DeAngelis

VOTE: Unanimous in favor by voice vote. Motion carried

* The Accountant, William Lang, will be the administrator and have online access to all accounts and print all checks.

President Clark advised that the fifth item on the agenda is that approval of the Bingo Funds (funds accumulated over the course for the year from donations, such as the 50-50 raffle) distribution to the Emergency Squad.

5) Approval of the Bingo funds distribution to the Emergency Squad (Director Rickert)

Director Ricket **MOVED** that the board approve the distribution of Bingo funds in the amount of \$5,777.09 from Account # 36236-000-1 to the Emergency Squad.

SECOND: Director DeAngelis

VOTE: Unanimous in favor by voice vote. Motion carried

President advised that the sixth item on the agenda is the Whistleblower Committee Report and turned this topic over to Director Porto

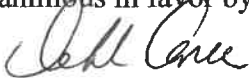
6) Whistleblower Committee Report (Director Porto)

Director Porto's Whistleblower Committee Report is attached.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Rickert **MOVED** the meeting be adjourned. **SECOND:** Director Blaylock. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:45 a.m.



Debbie Caneen, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Jerry Faella
Perry Walinski
Debbie Reilly

Steve Drobnis
Donna Togger
Karen Marmon

Rose Myers
Daniel McCausland

President's Report – January 8, 2025 Board Meeting

Happy New Year from the Community Association Board of Directors. We wish all members to have a healthy and prosperous New Year. I would like to congratulate Arthur DeAngelis for being elected and joining the 2025 Board. Jim Collins and I were reelected to the Board. The 2025 Board voted as officers for 2025 to be Director Blaylock for Vice President, Director Collins for Treasurer, Director Caneen for Corporate Secretary, and myself as President. 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.

The Association is in a strong financial position and the membership approved the 2025 annual dues of \$344 per member. We have received a \$65K check for the damage to our outdoor equipment. (e.g., Shuffleboard shade coverings) You will hear more details later in the meeting, but 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 filed than anticipated, as well as a low claims history by the CA. This reduced insurance cost will help us offset any unforeseen budget increases on other line items.

As far as Capital Projects, it appears we will finally receive building permits in January for the new Volleyball Courts and the Phase 1A portion (new Applied Arts Building) of the Central Campus Upgrade project. If so, construction will start shortly after receipt of the permits. We are closing in on a final design and location for three new bocce ball courts. If so, the permit application process will start and hopefully construction in 2025. Next up will be evaluation by the Long Range Planning Committee on a potential shooting court for basketball. So, we should have a lot of facility upgrades in 2025 that will be paid for by donations or from the Capital Fund that receives \$3,000 from new CA home buyers and not funding from membership dues.

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!

Sun City Center Community Association

Board of Director's Meeting

January 8, 2025 from Lyn Reitz, Community Manager

Dues and Stickers --- You should have received your dues statements in the mail. If you did not receive your statement, you can stop in the office and they will get one for you. Remember that your membership dues are due by January 31st and late fees will be added on February 1st. They can be brought directly to the Truist Branch in the Plaza, mailed, or paid in various other ways through the bank. You can stop by the CA Office and get a new sticker; we just ask that you give us a few days to download the payment before coming in. Be sure to bring your cards as we place them on for you. Your 2024 stickers are only good until February 10th.

Termite Tenting --- The termite tenting will begin January 16th baring weather and will conclude no later than January 21st. All clubs effected were at the meeting on Monday and are prepared for the event. The outdoor pool and area will close also on those dates and the indoor pools will be open but the gas for the heaters will be turned off during the tenting for safety so govern yourself accordingly.

Volunteer Luncheon --- The Volunteer luncheon is scheduled for Thursday, February 13th from 11:00am until 1pm in the Florida Room. If you have volunteered in any capacity for the Community Association this past year please come and enjoy lunch as a thank you from the Board of Directors.

Funfest --- We are preparing for Funfest which is scheduled for Saturday, March 8th, 9am to 2pm. We will bring you more information as we have our organizational meeting and get plans in place.

Trail Day at the Nature Trails --- Mark your calendar for February 7th for a fun trail day. We will have more to report as the Audubon Club gets things planned.

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 an 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 January 31st, total residents were 11,333 and total membership dues were 11,423. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

SCC Information Center Quarter Report Comparison, 2024

	1 st QTR	2 nd QTR	3 rd QTR	4 th QTR	ANNUAL TOTAL
Number of Resident Visitors	212	134	83	87	516
Number of Out of Town Visitors	279	117	128	98	701
Number of Tours Conducted	44	39	29	19	141
Total Number of People in Tours	94	76	92	30	292
Local Phone Calls Received	239	109	77	65	490
Long Distance Calls Received	170	114	97	52	433
Inquiries answered by snail mail	2	3	4	0	9
Inquiries answered by email					890

IN THE YEAR 2024, the Information Center recorded:

TOTAL NUMBER OF VISITORS: 1217

TOTAL PHONE CALLS ANSWERED: 923

INFORMATION SENT IN RESPONSE TO INQUIRIES: 899

Please note that some numbers may be skewed by two events: 1) The Information Center was closed for a series of days during the recent tropical storms and hurricanes during August, September and October. 2) Phones in the Information Center were inoperative for several series of days, totaling about six weeks.

All data was recorded by volunteers who worked each shift. We use 2 volunteers per shift. We are still operating at two shifts a day for lack of volunteers. In addition, we have not been able to re-open on Saturdays during the season as we do not have enough volunteers who will work that day. We presently have a total of 63 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. This year, the total number of residents attending the sessions was

89.

INFORMATION CENTER Ten Year Comparison of Data

YEAR	2015	2016	2017	2018	2019	2020 (to 3/14)	2021 (4/19 -12/31)	2022	2023	2024
Resident Visitors	1766	1732	1621	1622	1273	349	437	643	605	516
Out of town Visitors	1795	1837	1724	1826	1500	483	556	804	844	701
Tours conducted	375	372	328	340	290	69	114	160	147	141
Number of people in tours	856	851	519	755	627	141	266	374	323	292
Local phone calls received	573	513	914	926	945	248	565	710	644	490
Distant phone calls received	394	417	846	899	787	193	535	632	661	433
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Inquiries answered by snail mail	34	35	57	42	29	15	11	9	10	9
Inquiries answered by Email	514	367	351	696	627	1025	1191	791	756	890

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

Summary

Read at the board meeting on January 8, 2025

A group of anonymous members put forth a 22-page document implicating 5 board members of perceived illegal and serious violations. The Whistleblower Complaint was emailed to the CA manager on December 11, 2024.

Upon legal counsel, the CA manager assigned Director Porto to lead a committee to investigate the allegations. Committee members included Geri Roberts, Nancy McCall, and Tony Rickert. The board members named in the document were asked to submit written responses to me, Julie, whereupon I forwarded them to the committee members. Committee members met for about 2 hours on December 30, 2024.

During discussion, the committee referred to the Policy Manual, By-laws, and Elections Committee Handbook, as well as responses from the 5 board members named in the document. The committee followed the guidelines set forth in the Whistle Blower Policy (2.08) - The guidelines direct investigating illegal practices or violations of the CA's policies, including illegal or improper conduct by the CA itself, by its leadership or by others on its behalf. The guidelines also suggest that appropriate subjects to raise under this policy would include financial improprieties, accounting or audit matter, ethical violations, or other similar illegal or improper practices or policies.

A summary of our discussion, along with the responses by the named directors was sent to the CA manager and the attorney on December 31. The attorney responded on January 6.

The committee concluded there was no concrete evidence provided to substantiate the allegations made in the document. We found no illegal practices or violations of the CA policies. Board members who participated in the campaign efforts did so freely and willingly as members of the community, not as members of the board. There was no conflict of interest nor personal benefit gained by any of the directors named in the document. Directors were acting in a manner he or she reasonably believed to be in the best interest of the community.

No violations or improprieties were found during the investigation and therefore the whistleblower complaint has been dismissed and closed from further action. We see no reason to ask any of the implicated board members to resign from the board. Malicious attacks on member's character and continued harassment of the board are not only uncalled for but end up tabulating legal fees that become part of the budget that all members contribute to.

Respectfully submitted