

APPROVED

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

**DIRECTORS PRESENT**

Ron Clark, President (Zoom)  
Carrie Blaylock, Vice President  
Debbie Caneen, Secretary (Zoom)  
Jim Collins, Treasurer

Tony Rickert  
Arthur DeAngelis  
Julie Porto  
Geri Roberts

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
Deputy Jeff Merry  
7 Members and 8 via Zoom.

**DIRECTORS ABSENT**

Nancy McCall

**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 Rickert **MOVED** the minutes of the June 11, 2025 Board of Directors Meeting and the minutes of June 30, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** VP/CLD Blaylock **VOTE:** Unanimous in favor by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Caneen advised that the CA had received \$552.36, \$30.00, and \$57.00 from Monday Movies and going into the Movie Donations account. The CA also received \$1,000.00 from Do You Wanna Dance and \$25.00 from Bernice Dubro as Fundraising Proceeds going into the Future Facilities Fund. Finally, the CA received \$900.00 from Sun City Senior Care and \$25.00 from Nancy McCall as Fundraising Sponsorships to also go into the Future Facilities Fund.

**IV. PRESIDENT'S REPORT**

President Clark's report is attached.

**V. TREASURERS REPORT**

Treasurer Collins reported on the revised financials as of June 30, 2025.

#### Capital Fund

Committed funds for Phase 1A	\$3,210,701
Committed fund for Bocce Courts	\$3,702
Committed Volleyball overage	\$9,582
 Total Committed	 <u>\$3,223,985</u>
Uncommitted Funds	\$3,009,740
Fund Balance	<u>\$6,233,725</u>

#### Replacement/Furniture and Equipment Fund

Current Balance	\$1,354,410
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#### Operations Account

Current Balance	\$2,641,700
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#### Renovations Fund

Current Balance	\$33,944
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In June we had house transfers of 38, which added \$114,000 to the Capital Fund. The average house transfer for 2025 is now 38 a month.

President Clark thanked Treasurer Collins and stated that it is great that the home sales have continued to stay high. He went on to say that right now through June we have averaged 38 per month, which is above what was forecasted. As the last two years, 2023 and 2024, was 35 a month. People have been heard saying, "Hey, homes aren't selling as fast as they used to." Well, they are selling faster in 2025 than they did in the previous two years. This is a good sign for our community and also a good sign for the amount of money going into the Capital Fund as the CA get \$3,000 for each new home purchase.

### **VI. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

### **VII. STANDING COMMITTEE REPORTS (None)**

### **VIII. SPECIAL PURPOSE COMMITTEE REPORTS**

President Clark acknowledged there are two special committee reports. The first one is the Ms. Sun City Center event. As Director McCall was unable to be at today's meeting, she reported that things with this event are going well. She has a lot of interest from women that would like to participate in this pageant. So, any person interested in participating please get a request to the Board or Director McCall. She has also lined up sponsorships for this event. President Clark stated if the Board has no further comments for this event he will move on to the next item which is the History Society.

Susan Muise chairs the History Society committee. Susan Muise thanked the Board for permitting her attendance at this meeting and making a report on the History Society. She began her discussion with how our very forward-thinking founder Dell Webb knew the importance of saving this information. He set up historians right away from the very beginning. They worked sometimes in small groups or individually. They stored their material mostly at the library or in individual homes. When the CA took over from the civic association, they wisely made us a committee. It has been reorganized several

times over the years and they had different names. They were historical then they were Archives and now we are the History Society. They currently have 13 active members that meet on the 2nd Tuesday in the Heritage Room at 10:00 a.m. to share progress on current projects. Susan Muise then stated the following:

Projects completed over the last 2 years:

- Historian's Plaque in Atrium Historic Marker
- Opening of Shopping Center Flagpole Time Capsule
- Goodbye to 1002 Cherry Hills Drive Ceremony
- Sign Trivia Game
- Display at Trustee Bank
- Archiving Hurricane Damage
- New Atrium Display

New Special Projects:

- Create a Policy & Procedures Manual
- Help preserve the Blue Star Memorial Marker
- History of and tribute to the Old Town Hall Building
- New Time Capsule under the new Rollins Reimagined Building
- Special Program for the Community

Regular Ongoing Projects:

- Continuing to Archive & Build our Digital Collection
- Traditional and Social Media Reports
- Traveling Displays
- Family Connections Project
- Library Computer
- Resident Interviews
- 60th Anniversary History Book and Data Base Timeline

Long Term Goals

- Reorganize our computer data storage to make it more user friendly
- Reorganize our current vault space to be able to store more items
- Find a way to get more storage and workspace

Susan Muise stated that in conclusion the History Society would like the Board of Director to consider how to give the committee more space. President Clark thanked Susan Muise for the report and commented that the History Society does a great job of keeping the CA's history alive in Sun City Center. Extended discussion between the Board and the History Society Committee individuals present commenced. President Clark stated there are three needs here: physical storage, electronic storage, and a meeting space for the History Society. President Clark inquired if there were any further special purpose reports and there were no further committee reports so on to New Business.

## **IX. NEW BUSINESS**

President Clark stated that Treasurer Collins has the motion for New Business. He then extends the motion to Treasurer Collins.

- 1) Approving the Bocce court shelter coverings switching from Knox to MCA Repairs and Remodeling to be expensed from Capital Account # 64350-000-2 in the same amount of \$29,800.00 (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve switching the Bocce court shelters contractor from Knox to MCA Repairs and Remodeling to be expensed from Capital Account #64356-000-2 in the same amount of \$29,800.00.

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

President Clark declared that the reason behind the change is that Knox said the shelter coverings would not be completed until 2026. The new vendor, MCA Repairs and Remodeling, who did the shade coverings for the new volleyball courts, stated they could complete the shade coverings in two weeks. Brief conversation with the Board regarding this change occurred. No comments from CA members present or on Zoom.

## **X. GOOD & WELFARE (None)**

## **XI. ADJOURNMENT**

Director Rickert **MOVED** the meeting to be adjourned. **SECOND:** VP/CLD Blaylock **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:33 a.m.

Debbie Caneen, Secretary



/Am

Attachments

## **AUDIENCE PARTICIPATION AFTER THE MEETING**

Maryann Rowe

Daniel McCausland

## President's Report July 9, 2025 Board Meeting

The summer weather may be hot, but the fun continues! Great job by Cindi Malin and Len Lewinski and their 100 volunteers on organizing and conducting the July 4<sup>th</sup> Breakfast that was attended by 1000 people at Community Hall. The subsequent pool party was fun even if cut short by inclement weather.

The Board of Directors, Community Manager Lyn Reitz, and her staff continue to focus on improving our facilities. In the South Campus, the new Volleyball Courts and new Bocce Courts had their grand opening in June. The golf cart shell road was paved to make transportation easier. In the West Campus, the Board in conjunction with the Audubon Society is investigating if a new walking trail could be constructed on the north side of the Nature Preserve.

In the Central Campus, the restrooms for the outdoor pool were refreshed with a new coat of paint. The new 12,000 sq ft Applied Arts Building, Phase 1A of the Central Campus Upgrade project, is well underway and the roof will be installed in August shortly after the steel components are delivered. The Applied Arts Building is still on track for final acceptance on April 14, 2026.

The Board continues to work with the Architect and General Contractor on the current cost for Phase 1B, the new 8,000 sq ft Rollins building and new 7,000 sq ft pool. In late June, the Board issued a contract to an AdAu Aquatic Engineering to design the pool. Director Nancy McCall, her Fundraising Committee, and Board members continue to work on fundraising events to help finance Phase 1B. There will be a Town Hall meeting at 5:00 PM on September 9<sup>th</sup> in Community Hall to discuss the construction progress of Phase 1A and potential alternative funding for Phase 1B to start construction in 2026 instead of 2029. As a reminder, no matter what funding alternative the members choose for 1B, all construction and financing costs would be paid from the Capital Fund and not from dues or assessments from members. Home buyers pay a \$3,000 fee into the Capital Fund.

Finally, please consider volunteering to help manage and improve your community. Consider running for election to the Board of Directors in the December 2<sup>nd</sup> & 3<sup>rd</sup> Referendum. Candidate application forms are available at the CA office starting August 6<sup>th</sup> and must be returned by October 1<sup>st</sup>. Or consider volunteering for a Committee and go to <https://www.suncitycenter.org/visitors/volunteerism.html> and scroll down to "Click Here" to download a Help Us Govern (HUG) form or stop by the CA office to pick up a HUG form..

That's all the news for now. Enjoy the summer and let's all be positive, respectful, and kind while having fun in our senior years!

# **Sun City Center Community Association**

## **Board of Director's Meeting**

**July, 9 2025 from Lyn Reitz, Community Manager**

**2026 Budget ---** We are working on the 2026 Budget and the Budget Committee will be meeting the end of this month to start the process that will then be presented to the Board and the Membership.

**Applied Arts Building ---** We are on schedule and all is progressing well with the construction and we will start the roof installation in early August.

**Summer Music at the Pool ---** There will be live music at the pool on July 13<sup>th</sup> and July 27<sup>th</sup> from 1:30pm to 3:30pm. There will be food and beverages from CC's Grill available for purchase. Hope everyone can come enjoy the music.

**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](mailto:sccboard@suncitycenter.org). It is a great way to stay on top of CA information.

**Resident Count ---** As of June 30<sup>th</sup> total residents were 11,244 and total membership dues were 11,340. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.