MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, JUNE 10, 2026
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Secretary
Jim Collins, Treasurer
Julie Porto, Vice President
Tony Rickert
Wayne Keyes
Geri Roberts
Arthur DeAngelis
Greg Eisman

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
8 Members and 10 via Zoom.
Deputy Merry

DIRECTORS ABSENT

None

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark called the meeting to order at 9:02 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 9 Directors present.

II. APPROVAL OF MINUTES

Vice President Porto **MOVED** the minutes of May 13, 2026, Board of Directors Meeting, the minutes of April 23, 2026 be approved as submitted. **SECOND:** Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Blaylock gave the below:

John H. Miller	$2,500.00	Pickleball Donation
GFWC Sun City Center Woman's Club, Inc.	$ 500.00	Library Donation
Joseph Jahn	$ 220.00	Library Donation
Sun City Center Lapidary Club, Inc.	$ 265.00	Funfest Donation
American Legion Post 246	$ 250.00	Funfest Donation
Par for the Chorus	$ 570.00	Fundraising Donation for Phase 1B
	$4,305.00	

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS REPORT

Treasurer Collins reported on financials as of May 31, 2026:

Capital Fund	Current Fund Balance	$4,782,154
	Pending Phase 1A Bill	$ 755,104
	Available for 1B Build	$4,027,050
Replacements Fund	Current Balance	$1,460,506
Operations Fund Account	Current Balance	$2,459,526
Fundraising Account	Current Balance	$ 54,368

In May we had house transfers of 47 for which $141,000 was added to the Capital Fund. The average house transfer for 2026 is now 40 a month.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS (None)

IX. NEW BUSINESS

President Clark stated now on to new business items. With that decision he turned the first agenda item over to Treasurer Collins.

1) Approval of the club's name change from Diamond Painters Club to Diamond Art Club (CLD/Director Eisman)

   CLD/Director Eisman **MOVED** that the Board approve club's name change from Diamond Painters Club to Diamond Art Club.

   SECOND: Vice President Porto

   CLD/Director Eisman explained that the club wants the name change to better reflect what they actually do in the club. It's not a painting club; it's a diamond art club.

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

   President Clark said now on to item number two the approval of another club name change that also goes to CLD/Director Eisman.

2) Approval of the club's name change from Ladies Bunco Club to Sunday Funday Bunco Club (CLD/Director Eisman)

   CLD/Director Eisman **MOVED** that the board approve the club's name change from Ladies Bunco Club to Sunday Funday Bunco Club.

   SECOND: Vice President Porto

CLD/Director Eisman declared that this name change, was due to inclusivity. There are permanent male club members and the club would like the name to show this.

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

Item number three on the agenda is another club name change for CLD/Director Eisman.

3) Approval of the club's name change from Step Sisters Club to Tap Pack Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve the club's name change from Step Sisters Club to Tap Pack Club.

SECOND: Director DeAngelis

President Clark asked CLD/Director Eisman to enlighten why this club has also requested a name change. CLD/Director Eisman went on to say that it's just like the previous name change to include everyone.

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

President Clark stated that the fourth item is a new club.

4) Approval of the new club SCC Quilling Bees Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve the new club SCC Quilling Bees Club.

SECOND: Director Rickert

President Clark asked CLD/Director Eisman to educate the board on the new club. CLD/Director Eisman went on to say that he has received all the required paperwork, they have a board and about 10 to 12 members. He then stated he had to look up quilling and that the new club will use rolled colored paper to create art. All the requirements have been met for a new club so that's why the motion was made.

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

The next item on the agenda is the approval of an engagement letter, and this goes to Treasurer Collins.

5) Approval of the Engagement Letter for Audit with Hamilton Associates (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve the Engagement Letter for Audit with Hamilton and Associates at a cost of $27,000 and Tax Prep at a cost of $3,500 to be expensed from Operations Audit Acct # 64300-000-1.

SECOND: Vice President Porto

President Clark asked Community Manager Reitz to explain the change in accounting firms. She discussed that the CA used CRI for the last several years. The last few months they have not been very receptive with trying to get an engagement letter from them. The audit from last year was not readily addressed and it feels like we are not being treated like a client. It seems that they are getting a lot of new clients and focusing on them more than the CA. So, Community Manager Reitz went ahead and RFI (request for information) it out with bidders and got a better number and saved ten thousand dollars.

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

X. GOOD & WELFARE

Director Eisman mentioned that at the last couple of Club Presidents meetings the word was put out that the CA is interested in getting AEDs donated by the clubs. On Saturday, June 13th, Do You Wanna Dance is having a dance to raise funds to purchase AEDs. The club is committed to purchasing multiple AED units. A few other clubs have decided to donate funds as well for AED units. He's happy to see the clubs donate for something that will go back to the community. Especially since he knows of at least two incidents in recent months where an AED was used to save a CA member's life.

Secretary Blaylock mentioned that she would like the board to review the hours for the Hi, Neighbor event to potentially change the time.

XI. ADJOURNMENT

Director Rickert **MOVED** the meeting to be adjourned. **SECOND:** Vice President Porto **VOTE**: Unanimous in favor by voice vote. The meeting was adjourned at 9:36 a.m.

Carrie Blaylock

Carrie Blaylock, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Mary Ann Rowe

President Report – June 10, 2026, Board Meeting

Work on the Central Campus Stormwater Upgrade Project started in June. This project includes connecting stormwater pipes from the new Applied Arts Building as well as from some of our existing North Campus facilities. The schedule for the Applied Arts Building remains the same as last month. The General Contractor (DFG) has a schedule showing the building completed by June 15th and the site work completed by mid-July. We are working to have the site work schedule improved. We have received state approval for the water and sewer connections but are still awaiting approval from the county before those connections can be completed to infrastructure that DFG installed in March.

Regarding the vendor for the new restaurant in Phase 1B. The Board could not reach a suitable agreement with the vendor that we have been negotiating with, thus we are now in negotiations with another nationally known firm. A verbal understanding has been reached on terms, and the focus is to now secure a written agreement. They have been very cooperative and responsive and have their engineering staff working on the restaurant and bar interior design with the Board's architect in order to keep the 1B project on schedule. The Board is being very thorough on this agreement to make sure it properly serves the needs of our community. This vendor will also be providing approximately $500,000 worth of equipment to outfit the facility.

On June 2nd, Vice President Porto, Treasurer Collins, and I met with Kim Byer, Assistant County Administrator Public Works, and two members of her staff in the CA Board room. The meeting reviewed the progress the county has made on repairing sidewalks and repaving roads in the CA area. In May they completed paving the 7 roads they had scheduled for completion by September 2026. They have Captiva Drive, El Rancho, and Chickory Lane also scheduled for completion by September 2026 and 4 major roads (E & W Del Webb, Platinum, S Pebble) by the end of 2027. The county has allocated $2.75 million for CA sidewalk repair in FY26 and $2 million for culvert repair. The Board also presented additional road repair requests based on recent membership feedback. A June 8th email blast was sent out with more details about the above actions. Since the county is responsible for the repair of the roads and sidewalks, the membership is encouraged to report issues directly to the county at PWCustomerResolution@hcfl.gov

Work was completed on replacing the very old lighting of the lawn bowling facility. This is part of the Board's efforts to upgrade our facilities to make them attractive and available for more usage by the membership. This includes new lighting for the bocce and volleyball facilities and two additional tennis courts. The wiring infrastructure is in place for those projects, and we are awaiting the arrival of the new lighting poles. The Community Association is a wonderful place to live and will continue to be so based on the improvements being made to our campus. As always, let's all remember to be respectful, positive, and kind while having fun in our senior years.

Sun City Center Community Association
Board of Director's Meeting
July 8, 2026 from Lyn Reitz, Community Manager

Applied Arts Building --- Our schedule has been impacted slightly by some stormwater issues. We are working through them and now have a tentative schedule for receiving the TCO in early to mid-August.

Bandstand Concert --- Make sure you attend the outdoor concert tonight Wednesday, July 8th at 6pm to 7:30pm. CC's Café will have food for sale for this event.

Fun Food Events --- Mark your calendars for July 15th for the lobster food truck 4pm to 7pm and July 19th for an ice cream truck Noon to 3pm to be in the circle for purchase of some yummy foods for your enjoyment.

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. It is a great way to stay on top of CA information.

Resident Count --- As of June total residents were 11,274 and total membership dues were 11,387. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.