

APPROVED

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS' MEETING  
WEDNESDAY, JUNE 11, 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

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
Deputy Jeff Merry  
12 Members and 9 via Zoom.

**DIRECTORS ABSENT**

Nancy McCall  
Geri Roberts

**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 7 Directors present.

**II. APPROVAL OF MINUTES**

Director Porto **MOVED** the minutes of the May 14, 2025 Board of Directors Meeting and the minutes of the June 2, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** Treasurer Collins **VOTE:** Unanimous in favor by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements – Due to technical communication difficulties, Secretary Caneen was unable to read the Acknowledgement of donations and Thank you for purchasing a historical brick and arranged for Vice President/CLD Blaylock to report both. Vice President stated that the CA had received \$549.59 from The Elegant Gardeners Club of Sun City Center going into the Capital Fund, \$330.00 from Fundraising Events Concessions as Fundraising Proceeds and \$900.00 from Paxton Medical Management, Inc. both going into the Future Facilities Fund and \$500.00 GWFC Sun City Center's Women's Club as a Library donation.

Thank you for purchasing Historical Bricks – to the Men's Club for the \$250.00 brick purchase and to Jackie Bowling for the \$100.00 brick purchase.

**IV. PRESIDENT'S REPORT**

President Clark's report is attached.

## **V. TREASURERS REPORT**

Treasurer Collins reported on the revised financials as of May 31, 2025.

Capital Fund	Fund Balance	<b><u>\$6,445,807</u></b>
	Committed funds for Phase 1A	\$3,432,058
	Committed fund for Bocce Courts	\$12,698
	Committed Volleyball overage	\$10,000
	Total Committed	<b><u>\$3,454,756</u></b>
	<b>Uncommitted Funds</b>	<b><u>\$2,991,051</u></b>

### **Replacement Fund**

Current Balance	\$1,084,851
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### **Operations Account**

Current Balance	\$3,250,605
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### **Renovations Fund**

Current Balance	\$76,118
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In May we had house transfers of 42 for which \$126,000 was added to the Capital Fund. The average house transfer for 2025 is now 38 a month.

President Clark thanked Treasurer Collins for his work on the financials. Then stated a couple of key points mentioned was the very strong house transfers in May of 42 homes which is above the forecast of 35 per month for 2025 and that year to date the average is 38 which is good. As stated earlier even though the CA has \$6.4 million in the Capital Fund there is only about \$3 million that's uncommitted for the ongoing projects that we have right now. Thus, the need to raise money for Phase 1B if it is going to be built in the near future.

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

Community Manager Lyn Reitz's report is attached.

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

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

With Director McCall not in attendance President Clark asked if Treasurer Collins had anything regarding the Ms. Sun City Center fundraising event. Treasurer Collins reported that the Ms. Sun City Center Pageant is back, bolder, braver, and more beautiful than ever. After nearly two decades the Ms. Sun City Center will return on Wednesday, October 29, 2025. The pageant is open to all women age 60 and up who reside in Sun City Center (regardless of SCCCA membership) for those who demonstrate talent, vitality, and spirit. Contestants prepare for a fun and uplifting evening at Community Hall from 5:00 p.m. to 9:00 p.m. on October 29, 2025. President Clark inquired if there were any further special purpose reports and the Board said there were no further committee reports so on to New Business.

## IX. NEW BUSINESS

President Clark stated that the first item on the agenda is approval of the Thespian Troupe Club. He then extends the motion to Vice President Blaylock.

1) Approval of the Thespian Troupe Club (VP/CLD Blaylock)

Vice President/CLD Blaylock **MOVED** that the Board approve the Thespian Troupe Club as a new SCCCA club.

**SECOND:** Director Porto **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark stated that the second item not on the agenda is regarding hiring a design engineer to design the pool for Phase 1B. It's important that the CA take action today. As this was not discussed at the Board Workshop this item will be handled differently. The board will discuss this item and then it will be open to the membership to see if they have any questions or comments. Once that has been completed a motion will be put forth.

The background on why this is on the agenda today is as follows: As the Board of Directors decided to pursue discussing with the CA membership the possibility of alternative financing for Phase 1B, a Townhall Meeting has been scheduled for 5:00 p.m. on September 9<sup>th</sup>, 2025 at Community Hall. To achieve this the board needs hard prices for the building and the pool by the end of August. At this point in time there is only a placeholder number in the bid received from the contractors for the pool. The first step in acquiring an accurate number for the pool is to design and engineer it. Thus, hiring a pool design and engineer. The reason for needing to move this along is that about three years ago the State of Florida put a new regulation in place regarding pools that are open to the public or a large population. With this regulation you have to have a minimum size of pool to be able to handle all the people who could actually utilize the pool. This has been problematic for the state to implement and they have been granting a lot of variances for communities to build a smaller pool than what the regulation requires. The CA has worked with some pool engineers within the last month to get an informal estimate as to whether or not we will need to apply for a variance. Private pools do not count towards pool capacity. However, the pools at Renaissance and Verona do count because there are CA members in that area who can use those pools. Due to feedback from a couple of engineers who think a variance is not needed and one who thinks a variance is needed, we must hire an engineer to quickly decide if a variance is needed. If a variance is needed, the CA would need to apply by June 23<sup>rd</sup>, to the State Variance Review Board. This would allow the CA to get on their calendar for the third week of July. The State Variance Review Board only meets every other month and if we miss the July meeting the next meeting is the third week of September which would be after the Townhall Meeting. Subsequently, it's very important to move forward quickly to issue a contract with an engineer to have them determine if a variance is needed. In conclusion, that is why this particular item was added to the agenda. President Clark asked for any questions or comments from the Board members and Secretary Caneen asked if the company being considered has had any history of a successful pool variance. President Clark's response was that he did not know if the engineer had ever needed to apply for a pool variance. Nevertheless, AdAu was recommended by both Appono Consulting and Darren Azdell from PI Architects. Five pool engineering companies were asked for proposals and only three companies responded. President Clark asked for any questions or comments from the membership in attendance and none was had. He then asked Treasurer Collins for the motion.

- 2) Approval for a contract with AdAu Aquatic Engineering in the amount \$45,000.00 for design and permitting of the new outdoor pool. This will be expensed for the Capital Account-Master Plan-Phase 1B Account #64351-000-2. (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve a contract with AdAu Aquatic Engineering in the amount \$45,000.00 for design and permitting of the new outdoor pool. This will be expensed for the Capital Account-Master Plan-Phase 1B Account #64351-000-2.

**SECOND:** Director DeAngelis **VOTE:** 6 in favor none against and 1 abstention. (Caneen)  
Motion carried.

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

**XI. ADJOURNMENT**

Director Rickert **MOVED** the meeting to be adjourned. **SECOND:** Director Porto **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:28 a.m.

Debbie Caneen, Secretary

*Debbie Caneen /Am*

/Am

Attachments

**AUDIENCE PARTICIPATION AFTER THE MEETING**

Linda Grabowski  
Deputy Jeff Merry

Rose Meyers

Maryann Rowe

## **President's Report June 11, 2025 Board Meeting**

We may be in the summer months when events seem to slow down, however we continue to make excellent progress on the various projects to upgrade our Facilities. The grand opening for the new Volleyball Courts will be 9AM on Friday June 20<sup>th</sup>. The grand opening for the new Bocce courts will be at 10AM on Monday June 23<sup>rd</sup>. Please come to the south campus for the ribbon cutting and enjoy the ceremonies and the refreshments.

In the Central Campus.... the restrooms for the outdoor pool were refreshed with a new coat of paint. Much progress continues to be made on the construction of the new 12,000 sq ft Applied Arts Building which is Phase 1A of the Central Campus Upgrade project. The walls are up and work will be finalized this month on the underground utilities and then the slab. July will bring the installation of the roof structure. Even with the recent rain, the project is still on track with final acceptance by the CA scheduled for April 14, 2026.

The Board continues to work with the Architect and General Contractor on Phase 1B which is the new 8,000 sq ft Rollins building and new 7,000 sq ft pool. Later this meeting the Board will review proposals and select an engineer to design the pool. It is critical that the Board issue this contract now in order to ensure having accurate construction costs for the Phase 1B Town Hall meeting at 5:00 PM on September 9<sup>th</sup> in Community Hall. As a reminder, 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.

Please mark your calendars for the Community Breakfast on July 4<sup>th</sup> at Community Hall. It will be a fun event and a good start to the day's events that includes mid-day activities at the CA pool. Volunteers are needed not only for the July 4<sup>th</sup> Breakfast, but also for the Elections Committee and the Information Center. Please consider helping out your community 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.

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**

**June 11, 2025 from Lyn Reitz, Community Manager**

**Volleyball Project** — We are wrapping up the Volleyball Project and will soon have them open for the club. We will be do a “Grand Opening” Event on Friday June 20<sup>th</sup> at 9am for the club and anyone that would like to come see the beautiful new courts.

**Bocce Project** — We are wrapping up the Bocce Project and will soon have them open for the club. We will do a “Grand Opening” Event on Monday June 23<sup>rd</sup> at 10am for the club and anyone that would like to come see the beautiful new courts.

**Applied Arts Building Project** — The construction project is going very well and all inspections coming in passed. Working on securing products for cost savings. The small house will come down the end of June. A contract has been signed and we are awaiting our demo permit.

**Asphalting South Campus Roads** — Now that we have wrapped up construction projects this project is scheduled to start on June 16<sup>th</sup> unless the rains disrupt the project. The road will be closed for a couple of days and notices will be posted.

**Contractors and Employees Working** — Please do not stop contractors or employees from completing their jobs. Whether it be landscapers, painters, concrete, fencing, plumbing, electrical, etc. These contractors and/or employees have jobs to do and time frames to do them in and we do apologize if this is inconvenient to you but we only have certain time available for these repairs/replacements/upgrades and they need to be completed.

**On Going Projects** — We are working on numerous projects throughout both south and central campus and we have started our Phase 1a construction. Please be aware of your surroundings and make sure to follow signs and stay clear of fenced, coned, and roped off areas for your safety. Please also do not disturb any orange protective tree barriers as they are permitted and must remain in their locations throughout the construction period. 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](mailto:sccboard@suncitycenter.org). It is a great way to stay on top of CA information.

**Resident Count** --- As of May, total residents were 11,222 and total membership dues were 11,315. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.