

MINUTES  
SUPPLEMENTAL BOARD MEETING  
THURSDAY, JUNE 27, 2024  
1 PM – BOARD ROOM

APPROVED

**DIRECTORS PRESENT**

Ron Clark, President (Zoom)  
Jim Collins, Vice President  
Roger Zieg, Treasurer  
Debbie Caneen, Secretary  
Carrie Blaylock  
Geri Roberts  
Tony Rickert  
Julie Porto  
Nancy McCall

**DIRECTORS ABSENT:**

None

**OTHERS PRESENT:**

Lyn Reitz, Community Manager  
Alisha Marshall, Acting Recording Secretary  
Wanda Sloan, Hillsborough County Neighborhood Liaison  
Karen Marmon  
Ron Nelson  
15 Members

President Clark welcomed everyone to the Supplemental Meeting, reminding everyone that this meeting is now open to the members for the purpose of increased transparency of the BOD in action. Ron also indicated that while the meeting is now open to CA members, we do not typically take communication from members at this meeting. He asked that all private conversations be held to a minimum to avoid disruption to the meeting.

**1. Discussion with Wanda Sloan, Neighborhood Liaison, Hillsborough County Customer Service and Support**

Wanda Sloan spoke regarding her job as the Neighborhood Liaison for Hillsborough County for 25 years and what the job entails. She stated that her office connects neighborhood associations, HOAs, and condominiums to Hillsborough County. They also offer services such as a neighborhood mini grant for individual associations or civic associations in the amount of \$5,000 and it is for anything that brings the community together. Such as an event (as long as

the event is not charging for tickets) or disaster preparedness. Grants are given only once a year, and it typically happens in October. The funds are established after the Board approves the budget and the funds are from the County Commissioners. The grant does need approval by the individual HOA's Board of Directors. There is also Neighborhood Awards that must be for either health, safety, or beautification of the neighborhood and applications open in July of 2024 for anything done since July of 2023. One neighborhood that applies is eligible to be the neighborhood of the year. The County Commissioner will come out and present the association with the award and they would also be eligible for \$5,000. Hillsborough County also has the Neighborhood Expo once per year, however, not this year but it will be March of 2025. Training is also offered throughout the year, either in person or virtual. Wanda ended with she is not just here for the Community Association master board but also for the neighborhoods within Sun City Center and she is here to help. Questions from the Board ensued and Wanda thanked the Board and the community for everything that they do.

## **2. Potential Policy for Club use of Outside Entertainment (non-CA members) for CA members-Vice President Collins**

Vice President Collins discussed the potential policy for club use of outside entertainment by non-CA members for CA members. Director Porto and President Clark both made suggestions for the policy. Board discussion ensued and President Clark approved to be placed on the agenda for the July 1<sup>st</sup> workshop.

## **3. Discussion on the \$50.00 for outside vendors-Community Manager Reitz**

Community Manager Reitz stated that she did not want the amount of \$50 to change and that the CA had 2 vendors in 2021, 2 vendors in 2022, 5 vendors in 2023 and so far, this year there has been 27 vendors. Of the 27 vendors, 25 of were for the Cat Club's big event at the Community Center. Of the other 2, one is for the Pickleball Club and the other is for the Multi-Cultural Heritage Club. Community Manager Reitz stated that while it is listed under the Entertainment policy, she would like it also placed the Facilities policy. CLD Blaylock requested it also be placed under the Club policy too. Board discussion ensued and President Clark approved to be placed on the agenda for the July 1<sup>st</sup> workshop.

## **4. Discussion on/for enforcing for policy, consequences for inappropriate behavior of CA members toward employees**

Vice President Collins stated that this issue was brought up at the last Board Meeting by an employee who is also a CA member. He then stated that the Board needs to decide on consequences for inappropriate behavior which may include foul language and abusive attitudes. CLD Blaylock also stated that its just not employees who are receiving this behavior,

the board members are likewise receiving this treatment both on campus and off campus. President Clark suggested that the policy also include how inappropriate behavior of employees towards members will be handled. Board discussion ensued and it was decided that Vice President Collins and Director Porto would work on this policy for a future meeting.

## **5. Discuss the process for accounting and use of Committee event profits-Treasurer Zieg**

President Clark stated that this agenda item is a two-point discussion, for how the CA manages the funds and how Bingo uses the funds. President Clark then turned the discussion over to Treasurer Zieg for the first part and then Karen Marmon will discuss the second part. Treasurer Zieg discussed how the funds are were being held in separate checking accounts and it was decided by both he and Community Manager Reitz that this practice does not meet the requirements of the CA auditors and the GAAP regulations. So, the funds were requested from both accounts, was given to CA accounting, and assigned to an account for Bingo. The account # 36236 was established and the funds from the two private checking accounts for a total of approximately \$6,000. The funds are being tracked for two different uses with approximately \$672 in a "Facilities" fund and approximately \$5400 in a "Holiday Gift" fund. He then stated that any funds going into the account must be accounted as income and any money going out must be accounted as expenses and all Bingo funds must sit in a CA account. Karen Marmon then discussed the history of the Bingo Committee and how it was operating including why the checking accounts were set up and how they were using the funds from Bingo to take Christmas cards and presents to all the area's elderly populations in nursing homes. Ron Nelson, a CA individual who plays Bingo, then spoke about Bingo's biggest event and that many bingo players were very upset that the funds they spent 6 months collecting for the cards and presents is going to the CA. Long Board discussion ensued and President Clark approved to be placed on the agenda for the July 1st workshop.

## **6. Process to use income from the Forever Fund- Treasurer Zieg**

President Clark stated that this agenda item is just informational for the Board as to what happens with the interest from the Forever Fund and then turned it over to Treasurer Zieg. Treasurer Zieg stated at PNC the CA has an account that was established for the funds received from the Morse Trust Fund of \$988k. That fund was established as a Capital Fund account. The CA found out we would only spend the income from the Morse Trust fund. The Board authorized the \$988k to be transferred to open the Community Foundation of Tampa Bay's Sun City Center Forever Fund. That transfer left approximately \$12,500 of interest retained in the PNC account. The account name has now been changed from the Morse Trust Fund account to the Forever Income Fund which is still a Capital Fund. Any future checks received from the annual March income distribution of the Forever Fund will be deposited in one of two ways: Either take the funds and deposit them into the Forever Income Fund as Capital Funds, or to be deposited in the Operating Account for current operating expenses, or

some combination thereof. Each March the current Board can decide and approve which account to deposit the income distribution into. Board discussion ensued and President Clark stated that this income fund use decision would be held at a later date such as the agenda for March 2025.

## **7. Fundraising Committee update-Director McCall**

Director McCall stated there are three events scheduled to raise funds for Phase 1B to happen between now and the end of 2024. Events are also planned for 2025. See below for list of events:

- 1. Halloween Extravaganza**, Pool, October 2024, 12 - 3 Duck race across the pool, bake sale, Costume Contest for children & adults, (Lap Pool in case of rain), Lead: Nancy McCall (Duck Race), TBD (Bake Sale), TBD (Costume Contest) Judges: Debbie Caneen, Jim Collins, Ron Clark Cost: \$75, Profit: \$900
- 2. Trivia with the History Society**, Florida Room, November 2024, 2-6 Trivia game about facts in Sun City Center, 20 tables of 8, encourage people to form teams, winning table gets prize, donations at the door, Lead: Entertainment: History Society, Food: Nancy McCall, Reception: Sally Finley, Donations: Jim Collins & TBA, Cost: \$200, Profit: \$1,700
- 3. The Holiday Who-dun-it**, Florida Room, December 2024, 5 – 8 Lead: Sally Finley (director), Nancy McCall (food), Set in Santa's workshop, Santa finds his magic compass was stolen & bring Detective in to interview the possible culprits, several elves are suspicious as is Mrs. Claus. Tickets sold in advance, Cost: \$1,340, Profit \$4,250
- 4. Afternoon Tea with the Teal Turtle Boutique Fashion Show**, Community Hall, January 2025, Lead: Shawna Wainright, Sponsoring Shop: Teal Turtle in Apollo Beach, Tickets sold in advance or at door, there will also be a silent auction. Cost: \$500, Profit: \$7,500
- 5. World of Dance**, Community Hall, January 2025, 5-8, Lead: TBD, organize several dance clubs to perform (tap, ballet, line dancing, cloggers), Tickets sold in advance or door, Concession stand. Costs: \$250, Income \$7,250
- 6. Vegas Night**, Community Hall, February 2025, 6 – 10pm  
Tickets sold in advance or at door, Expenses: TBD, Income: \$8,250  
Lead: Tony Rickett
- 7. The Giving Tree Breakfast**, Florida Room, 7 – 10, February 2025, Free Breakfast with members serving as table captains and inviting guest to join them for breakfast, tear-

jerking testimony, plus film, followed by hard ask. No tickets sold, Lead: Nancy McCall, Cost: \$460; Income: \$10,000 – \$30,000

8. **Senior Idol**, Rollins Theater, 5-8, March 2025, American Idol knock-off with singers & musicians competing in front of 3 judges, final vote goes out to the audience, Tickets sold in advance or at door, Concession Stand, Cost: \$50, Income: \$6,000
9. **Band Aid**, Rollins Theater, April 2025, 5-8, Front Porch Pickers, Barbershop Quartet, Other Local Musicians, Tickets sold in advance or at the door, Concession Stand, Cost: \$50, Income: \$4,000 – more if we turn it into telethon

Dates are subject to change due to other events happening at the CA for the months mentioned above. Director McCall also mentioned sponsorship opportunities for groups that want to support Phase 1B such as gift cards and a tiered selection to choose from for advertising for said group. Director McCall also displayed some mock-ups for flyers for the first 3 events.

## **8. Review potential site for Museum as presented by the History Society Committee-President Clark**

President Clark spoke about how the History Society requested the Board of Directors review their request for a potential site for the museum. President Clark then stated that this issue should be held off so that Pi Architects stays focused on Phase 1A. Once Phase 1A is secured then this request can be revisited. Secretary Caneen then stated that the goal is to have Pi Architects review the site to see if it is a possibility and the funds would not come from the CA, but a generous benefactor. Once the Board and Pi Architects sign off on Phase 1A, the request can be given to Pi Architects and they can decide if this project has merit. Bottom line is the Board is not saying no, just wait for Phase 1A to be further along in the process and understand that the funding would come from the Historical Society as a history museum was not included in the "Top 10" member requests during the Master Plan survey period.

## **9. Proposed Amendment to the Competitive Tennis Club Bylaw-CLD Blaylock**

CLD Blaylock stated that the Competitive Tennis Club has requested to change their bylaws to allow Kings Point residents to play on the CTC's team after purchasing the Kings Point Club Usage Card. The CTC has 50-members and reported that 43 members voted and all voted Yes in a recent membership vote about this bylaw change. Discussion ensued and CLD Blaylock stated she would approve the club membership approved amendment.

Motion to adjourn meeting was made by Director Rickert, seconded by Treasurer Zieg. Meeting ended at 3:20 PM by general consent of the Board members.

Alisha Marshall



Recording Secretary