

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 11, 2026
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

DIRECTORS PRESENT

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

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry

9 Members and 8 via Zoom.

DIRECTORS ABSENT

None

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 9 Directors present.

II. APPROVAL OF MINUTES

Director Rickert **MOVED** the minutes of the February 11, 2026 Board of Directors Meeting and the minutes of the March 2, 2026 Board of Directors Workshop be approved as submitted. **SECOND:** Director Keyes. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY’S REPORT

Acknowledgements –

CC's Grill, LLC	\$431.00	Wednesday Night Live Donation
Kathleen A. O'Connor	\$75.00	Library Donation
Kathleen A. O'Connor	<u>\$25.00</u>	Library Donation
Total	\$531.00	

For the Record

Secretary Blaylock read an Action by Written Consent in lieu of a meeting of the Board of Directors (copy attached) the approval of the contract with Pi Architects for Phase 1B Architectural and Engineering Services at a cost of \$133,850 to be expensed from Capital Account # 64351-000-2 dated February 11th.

IV. PRESIDENT’S REPORT

President Clark’s report is attached.

V. TREASURER’S REPORT

Treasurer Collins reported on financials as of February 28, 2026:

Capital Fund	Current Fund Balance	\$4,997,461
	Pending Phase 1A Bill	<u>\$1,216,484</u>
	Available for 1B Build	<u>\$3,780,977</u>
Replacements Fund	Current Balance	\$1,051,967
Operations Fund Account	Current Balance	\$3,626,222
Fundraising Fund	Current Balance	\$ 51,491

There were 34 homes transferred for February 2026, so \$102,000 was added to the Capital Fund Account. Our monthly average of homes sold in 2026 is 34.

VI. MANAGER’S REPORT

Community Manager Lyn Reitz’s report is attached.

VII. STANDING COMMITTEE REPORTS

Vice President Porto, as the chair of Governmental Affairs Committee, brought up the proposed four-story apartments near Cortaro Drive and Upper Creek Drive intersect. The plan includes 102 apartments, 172 parking spaces, with the apartments located around central amenities area. She went on to say that if a CA member objects to more traffic in this area, then reach out to our county commissioners and say “I strongly oppose” these apartments. Brief discussion between Board Members and Deputy Merry transpired. It was recommended that anyone who opposes these apartments should attend the Townhall Meeting on March, 30th 2026 in the Caper Room at 3:00 p.m. with Commissioner Christine Miller. The board also recommended sending emails to all of the Hillsborough County Commissioners.

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark inquired as to if there were any special purpose committee reports and Corporate Secretary Blaylock stated yes and that FunFest will be fun and there won’t be an Elvis impersonator this year. Community Manager Reitz reminded everyone that no dogs allowed unless they are certified service animals that does include miniature horses. President Clark mentioned that the Public Relations/Communication Committee may be at the next meeting. He mentioned that he received an email from a British movie production company wanting to do a documentary of the United States and include a segment on senior living places. He forwarded the email to Julie Chappel, the chair of the new PR/Communications Committee, and her committee is running with it. The board is communicating with them to get the terms lined up and the insurance lined up. Filming could happen in April or May on the CA campus.

IX. NEW BUSINESS

President Clark stated that the first order of business on the agenda is a change to a policy regarding late fees for checks returned for insufficient funds and he turned this topic over to Vice President Porto.

- 1) Approve adding to Policy III. Members 3.03 Late Fee/Liens A 4. There will be a \$35.00 Non-Sufficient Fund (NSF) fee charged to all members if their payment is returned. This fee will be used to offset administrative and bank costs incurred by the organization. (Vice President Porto)

Vice President Porto **MOVED** that the Board approve adding to Policy III. Members 3.03 Late Fee/Liens A 4. There will be a \$35.00 NSF fee charged to all members if their payment is returned. This fee will be used to offset administrative and bank costs incurred by the organization.

SECOND: Secretary Blaylock

President Clark asked if any members of the board or Community Manager Reitz had any comments on this item. Community Manager Reitz mentioned that this is a fee that was incurring due to the expense from the banks. In the past a \$25.00 fee was charged to members, however, now CA members are questioning where in the policy the fee is stated. Since it's not in policy, this addition will add it to the policy. The amount was changed to \$35.00 to cover administrative costs.

VOTE: Unanimous in favor by voice vote. Motion carried

President Clark spoke about the second item on the agenda which is the approval of the 2026/2027 Entertainment Series and gave this item over to Treasurer Collins.

- 2) Approval of contracts for the 2026/2027 Entertainment Series (Treasurer Collins)

Treasurer Collins **MOVED** the board approve the following contracts with William Clair Entertainment for the 2026/2027 Entertainment Series to be expensed from account #413210-000-1:

FRIDAY NIGHT DANCE SERIES

- Frequency Band, November 6, 2026 - \$6,200
- Rocky & The Rollers, December 4, 2026 - \$7,650
- One Hit Wonders, January 8, 2027 - \$6,550
- Shakes Society, February 5, 2027 – \$3,000
- Celebrate, March 5, 2027 - \$6,500

SUNDAY AFTERNOON SERIES

- These Guys Worldwide, November 15, 2026 - \$8,000
- Boy Band Evolution, December 13, 2026 – \$8,500
- Diamonds, January 17, 2027 - \$6,200
- Eagles Revival, February 21, 2027 - \$6,550
- Beautiful Loser, March 14, 2027 - \$6,550

Total: \$65,700

SECOND: Director Rickert

President Clark asked for any questions from board members. Secretary Blaylock enquired about the pricing for the shows, will it remain the same or will it be going up? Community Manager Reitz stated that the pricing is still in the works. The 2026/2027 Series is the encore presentation series meaning previous shows have been brought back. President Clark stated that he would like to be able to hire bands without having to pay for an entertainment contract. Community Manager Reitz explained that the reason the CA uses William Clair Entertainment is when a band is unable to perform for any reason there will be another band. Otherwise, the show would have to be cancelled, no refunds, and no rescheduling. With using a broker, in the agreement, the CA would not be able to sign any previous acts for two years. Also, with a lot of the larger bands, they are unable to be booked for a show as they want the booking done through a broker.

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

President Clark declared the last item is the Hardship waivers and this topic is turned over to Treasurer Collins.

- 3) Approval and granting of Hardship waivers for 2026 dues for 10 members based on the recommendation of the Hardship panel. (Treasurer Collins)

Treasurer Collins **MOVED** the Board approve and grant hardship waivers for 2026 dues for 10 members based on the recommendation of the Hardship Panel. Case numbers are 1076 (2 members); 3731 (1 member); 2820 (2 members); 1094 (1 member); 5491 (2 members); 5333 (1 member); #1885 (1 member). The total exemption total of \$3,460 will be expensed from the Hardship Fund Account #40720-000-1 to cover this expense.

SECOND: Vice President Porto

Treasurer Collins reiterated that the funds in the Hardship Fund used to cover these dues payments are donated by CA members. The funds do not come from any membership dues payments. President Clark restated that the money does not come from dues. All of the money in the Hardship Fund is from contributions or donations. President Clark asked if there were any questions from Board Members. Director Keyes asked what the balance of the Hardship Fund was after the \$3,460 was taken out. The consensus was that the current balance of the Hardship Fund is around \$15,000.

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

X. GOOD & WELFARE

President Clark asked for any "Good & Welfare" and Director Keyes advised he had a matter to discuss for the particular subject. He went on to speak on a major cardiac incident that happened at the tennis courts on March 7th. Due to a wonderful group of CA residents and the AED's placed around the campus the person is doing well and should be home today. He wanted to make note of the fact that the community really comes together in instances like this and had a very successful outcome. President Clark mentioned that the lady's name was

Mary Taylor and she was the nurse who jumped in to assist. The AED's scattered around the campus have certainly come in handy in any cardiac incident.

XI. ADJOURNMENT

Vice President Porto **MOVED** the meeting be adjourned. **SECOND:** Secretary Blaylock. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:37 a.m.


Carrie Blaylock, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Mary Ann Rowe

John Spencer

Elysa Hendricks



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1009 N. Pebble Beach Blvd.
Sun City Center, FL 33573
(813) 633-3500

**ACTION BY WRITTEN CONSENT
IN LIEU OF A MEETING
OF THE BOARD OF DIRECTORS OF
SUN CITY CENTER COMMUNITY ASSOCIATION, INC.**

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We, the undersigned, constituting all of the members of the Board of Directors of SUN CITY CENTER COMMUNITY ASSOCIATION, INC., a corporation not for profit, organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take the following action by written consent, pursuant to the provisions of Chapter 617.0821, Sections (1), (2) and (3) of Florida Statutes.

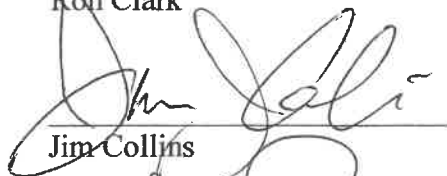
We hereby approve the contract for Pi Architects for Phase 1B Architectural and Engineering Services at a cost of \$133,850 to be expensed from Capital Account # 64351-000-2.

Effective this 11th day of February, 2026.

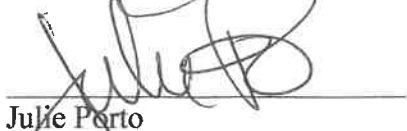
DIRECTORS:



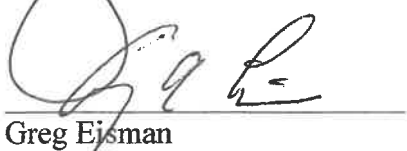
Ron Clark



Jim Collins



Julie Porto



Greg Eisman



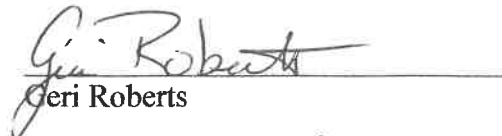
Arthur DeAngelis



Carrie Blaylock



Wayne Keyes



Geri Roberts



Tony Rickert

President Report – March 11, 2026, Board Meeting

The construction of the new Applied Arts Building continues to move ahead smoothly and is on track to be completed under budget and on time in April. The Leadership of the five Clubs that will move into the building were given a 2nd tour to review their club room facilities. Today the county is scheduled to finally connect the water line to the building.

The Board is working with Pi Architects to complete the final design of the Phase 1B building and resort pool. The goal is to have Phase 1B construction start as soon as the clubs are moved out of the Pottery Building and Rollins into their new location in the Applied Arts Building.

The Board has selected a preferred vendor to negotiate a contract with to operate the new restaurant in Phase 1B. Once a contract is signed, the final interior design of the restaurant and bar can take place with the vendor's input. The selected vendor will be providing approximately \$500,000 worth of equipment to outfit the facility.

The final accounting has been completed for the CA sponsored Wednesday Night Live fundraising event held on February 11th. Approximately \$60,000 was raised and the SCC Emergency Squad, SCC Security Patrol, and the SCC Samaritan Services each received a check for approximately \$20,000.

Congratulations to Renee Bray (Event Chairperson), Jeff Marshall (Stage Director/Choreographer), and all the many volunteers who made this a fun event and a huge success.

The Board hopes everyone will attend the annual Funfest event this Saturday March 14th at the Central Campus from 9AM until 2PM. More details are coming later in this meeting. In addition, please mark your calendar to attend the Membership Meeting at 3:00PM on Wednesday March 18th at Community Hall. Refreshments are served starting at 2:30PM.

We expect the county will soon begin repairing and paving 1.8 miles of the roads in the CA neighborhoods. Watch for a future CA email that will provide more details. Speaking of the county, District 4 Commissioner Christine Miller will be holding a Town Hall Meeting on Monday March 30th at 3:00 PM in the Caper Room in the Atrium Building. She looks forward to hearing feedback from CA members about county issues and the Board hopes you will attend.

Please enjoy the moment of living in this great community and 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
March 11, 2026 from Lyn Reitz, Community Manager

Applied Arts Building --- We are on schedule and on budget and all is progressing well with the construction. I have done another walk through with the clubs that will occupy the building and all went well. Everyone is excited to move in.

Dues --- Dues are now considered late and will be charge a late fee. You must now come to the CA Office to pay the dues and the late fee. We ask that all clubs check badges very carefully for the updated 2026 stickers.

Dues Hardship --- Please remember we do have a Hardship Account that can help with your dues payment if you cannot pay it. Applications are available at the CA Office and the Hardship Committee will review them for possible acceptance.

Funfest --- Funfest is this Saturday, March 14th. There will be many changes this year and going forward due to all our new construction. Please bear with us as we work out all the details and prepare for a new and exciting Funfest layout.

Membership Meeting --- Mark your calendars for the membership meeting scheduled for March 18th at 3pm.

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 February total residents were 11,192 and total membership dues were 11,317. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.