

**MINUTES  
SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 12, 2025  
ROLLINS THEATER – 9 A.M.  
and VIA ZOOM**

**APPROVED**

**DIRECTORS PRESENT**

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

Tony Rickert  
Nancy McCall  
Julie Porto  
Geri Roberts

Arthur DeAngelis

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
25 Members and 7 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 Porto **MOVED** the minutes of the February 12, 2025 Board of Directors Meeting and the minutes of the March 3, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** Director Rickert. **VOTE:** Unanimous in favor by voice vote. Motion carried.

**III. SECRETARY'S REPORT**

Acknowledgements – Secretary Caneen reported that the CA had received \$865.00 from the Road Rally/Scavenger Hunt and \$180.00 from Senior Idol as Event Proceeds and \$100.00 each from Senior Care and CC's Grill as Event Sponsors.

**IV. PRESIDENT'S REPORT**

President Clark's report is attached.

**V. TREASURER'S REPORT**

Treasurer Collins reported on financials as of February 28, 2025. The Operating Fund had a balance of \$3,912,469.13. The Capital Fund balance was \$6,904,443.45. The Replacement Fund balance was \$1,375,295.21 and the Renovation Fund had a balance of \$64,150.68. In February we had house transfers of 37 for a net of 37 for which \$111,000 was put in the Capital Fund.

**VI. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

## VII. STANDING COMMITTEE REPORTS (None)

## VIII. SPECIAL PURPOSE COMMITTEE REPORTS

President Clark then asked Director McCall if she had any updates for the Fundraising Committee. Director McCall wanted to remind all CA residents that Senior Idol will be Friday, March 28<sup>th</sup> from 5:00 p.m. to 8:00 p.m. in Rollins Theater and the Battle of the Bands Showcase at the Community Hall on April 10<sup>th</sup>, 6:00 p.m. to 10:00 p.m. featuring three different local bands. With the finale Murder at Luigi's Pizzeria which will be held in the Florida Room on Saturday, April 19<sup>th</sup> from 5:00 p.m. to 8:00 p.m. Director McCall also wants to thank Art and Design One Garage Doors for stepping up and sponsoring Senior Idol and the Battle of the Bands Showcase which inspired her to also be a sponsor. Sponsorships are available if any individual or company is interested in becoming a sponsor.

Vice President Blaylock wanted to thank anyone that attended "Fun is the Sun" Fun Fest, the clubs for all their hard work, the great weather, and all maintenance staff for everything they did including the tents. So, a big "Thank You" to all for a very successful Fun Fest.

President Clark inquired as to if there were any additional committee 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 the Hardship cases which extends to Treasurer Collins.

- 1) Approval and granting of Hardship waivers for 2025 dues for 4 members based on the recommendation of the Hardship Panel. (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve and grant Hardship waivers for 2025 dues for 4 members based on the recommendation of the Hardship Panel. Case numbers are: 5491 (2 members); 6074 (1 member); 3517 (1 member). The total of \$1,376.00 will be taken for the Hardship Fund Account #407200-000-1 to cover this expense.

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

Community Manager Reitz clarified that the funds do not come from dues or the CA's budget, the Hardship Fund is made up of donations from clubs, members, or organizations that donate to assist with those individuals who are unable to pay their dues.

President Clark spoke about how this now fourteen members have been assisted with their dues. However, this is the final number as the Hardship panel is finished as the deadline has passed. He then stated that the second item on the agenda is the dissolution of the Scandinavian Club to be addressed by Vice President Blaylock/Club Liaison Director Blaylock.

- 2) Approval of the dissolving the Scandinavian Club (Vice President Blaylock)

Vice President Blaylock **MOVED** that the board approve dissolving the Scandinavian Club.

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

Vice President Blaylock discussed how this club no longer has the members to support said club or volunteers to be officers. She's sad to see this happen, can totally understand their reasoning, and they have turned in all appropriate paperwork. President Clark declared that this is not the only club that will dissolve and another large club is on the brink so hopefully the volunteer spirit prevails and these clubs will continue.

President Clark reiterated that the third item is due to the hurricane doing damage to the shelters, the metal shade coverings flying around the Shuffleboard courts, that damaged said surface so it needs repaired. The motion will be made by Treasurer Collins.

3) Approval of resurfacing of the Shuffleboard courts (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve a contract with Smith & Wright for the shuffleboard court resurfacing in the amount of \$8,345 from Replacement Reserve Account #76203-000-4.

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

President Clark asked Community Manager Reitz when the new shade coverings will be installed and she stated they will be replaced in May. He then asked if the resurfacing will be done prior to the shade covering replacement and it was acknowledged that resurfacing will be completed before the new shade coverings. President Clark acknowledged the CA will have nice resurfaced courts with some shade coming in May. To get everything rebuilt we are at the mercy of the schedule of the contractors.

President Clark stated that the fourth item on today's agenda is the Bocce project, he turned this over to Secretary Caneen.

4) Approval of the Bocce Project (Secretary Caneen)

Director Porto **MOVED** that the board approve Bocce project in the amount of \$166,720 from Capital Account #64356-000-2.

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

President Clark inquired to Community Manager Reitz would she like to illuminate this particular subject. She stated she's been working on the Bocce Project for a long while and this is actually a combination of multiple contracts rolled up into one project. It includes the contract for the engineering service to do the permitting, the contract for the aluminum covering, and the concrete pads. With the Board's approval, at the cost of \$166,720, allows both ends to have shade covering. It also includes the contractor to put in the three Bocce courts and drainage and leveling necessary to install the courts in that area. So, this is a combination of all those contracts together as one project. Treasurer Collins asked if there was an estimated time of completion, and the response from Community Manager Reitz is that it will be completed before volleyball. This is due to a planned permit for the entire parcel to include both a sand court and bocce courts. It will still have to go through the entire permitting process; however, it will be quicker as it is a flat piece of land. President Clark clarified where on the South Campus the Bocce courts will be and mentioned it will be a great new addition.

President Clark notified that the fifth item on the agenda is the damage of the roofs by the hurricanes to be addressed by Treasurer Collins.

5) Approval of the storm damaged roof repairs (Treasurer Collins)

Vice President Collins **MOVED** that the Board approve a contract with Nova Roofing for the Atrium metal roof in the amount of \$38,181.31 to be expensed from Hurricane Deductible Replacement Reserve Account #39226-000-4 and the replacement of all damaged shingle roofs in the amount of \$90,365.95 to be expensed from Roofing Replacement Reserve Account #76801-000-4.

**SECOND:** Vice President Blaylock **VOTE:** Unanimous in favor by voice vote. Motion carried

President Clark reiterated that the funds for the metal roof repair is being taken out of the Hurricane Deductible Replacement Reserve Account which has approximately \$382,000 in it. He explained that the funds are now in an investment account with the Community Foundation of Tampa Bay with approximately 80% in bonds and 20% stocks as a conservative investment that will grow the funds. This allowed the Board of Directors to stop taking members dues into this account since the account had \$350,000 dollars in it and with being invested it grew to \$382,000. This will decrease the fund balance and the Board of Directors will have to decide if the funds need to be replenished or if they let it continue as is. The other amount is being taken out of the replacement account which the CA members' dues go into this account. It was said that this particular account has a balance of roughly \$1.4M at last balance check. There are more than enough funds to fix the roofs and the final repairs needed due to the hurricane. Vice President Blaylock asked if the pools will close, if there is a time frame for the pool closure, and if it can coincide with the filter instillation. Community Manager Reitz commented a resounding no. She then stated that the inside pools will most likely not be hindered by the metal roof replacement. However, the outside pool and deck will be affected as there will be scaffolding to do both the metal roof and the shingled roofs. The only other issue mentioned is the club rooms may be closed as well due to shingle related material. Treasurer Collins inquired if the shingle roof repair is not only due to hurricane damage it's also repairing roofs at the end of their lifespan. Community Manager Reitz confirmed that the hurricane damage expedited the replacement but the roofs are at the end of their lifespan. President Clark commented that this is the reason \$90K is being taken out of the Replacement Fund and not the Hurricane Fund as it was scheduled to be replaced.

The sixth and final item on the agenda is replacing equipment for the Fitness Center and keeping it up to date and this item also goes to Treasurer Collins.

6) Approval of the Fitness Center Equipment (Treasurer Collins)

Vice President Collins **MOVED** that the Board approve replacing multiple pieces of fitness equipment with LifeFitness in the amount of \$88,094.39 from the Fitness Center Equipment Replacement Reserve Account #76700-000-4.

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

Vice President Collins **MOVED** the Board approve several other pieces of equipment from Fitnessmith expensed from Fitness Center Committee Expense Account #41326-000-1 in the amount of \$5,250.

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

Treasurer Collins advised that the Chair of the Fitness Committee and members of the committee has done a great job. He specifically spoke about Mike Reed and Joe Schmidt and commended them on their combined work to keep the Fitness Center up to date for all members. President Clark also thanked both men for their hard work.

## **X. GOOD & WELFARE**

Secretary Caneen inquired on the roadwork on Ojai Avenue and was advised that Hillsborough County is replacing the culvert and doing storm water repairs from El Rancho to Ojai and down to Cherry Hills. Community Manager Reitz stated that Hillsborough County is also doing sidewalk repairs. CA members were panicked when they saw equipment on the Sandpiper course and down by the trail. The county is using that area for a staging area so they can drop off equipment and materials for sidewalk and road repairs. Treasurer Collins spoke about the sidewalks on West Del Webb being fixed. President Clark said that the last report shows the county doing approximately \$12M in sidewalk repair in the Sun City Center area.

## **XI. ADJOURNMENT**

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



Debbie Caneen, Secretary

/Am  
Attachments

## **AUDIENCE PARTICIPATION AFTER THE MEETING**

Elysa Hendricks  
Geraldine Ready

Bob Gallese  
Rose Meyers

Karen Marmon  
Lisa Bentley

## President's Report March 12, 2025 Board Meeting

We had a very successful FunFest last Saturday that was enjoyed by many members and non-members as well. It benefited our clubs and highlighted our wonderful facility and all the fun things to do when living in the Community Association. I'd like to thank the Funfest Committee and especially Co-Chairs Carrie Blaylock & Art DeAngelis, along with Community Manager Lyn Reitz and our CA employees for all the hard work they did to make this event so successful.

Let's review where we stand on our facilities. Regarding sport facilities on the south campus: The asphalt has been poured for the two new solid surface Volleyball courts. Once that cures for 30-days, work will renew with leveling it, applying the top surface, and completing the balance of the facility work. Later this meeting the Board will address constructing three new Bocce courts and I anticipate the Board will move forward to do so. The Long Range Planning Committee is reviewing a potential new basketball court and the Board will most likely address that in a future meeting. We have great sports facilities for our members and they are well maintained and only getting better.

Regarding the Central Campus Upgrade Project: We recently received County approval for our site plan application to build both Phase 1A (the new Applied Arts Building) and Phase 1B (the new Rollins restaurant/bar and new resort style pool). This was quite the rigorous and lengthy process as it started in June and involved getting county approval for water, sewer, road connections, parking, natural resources, and other issues. The Building Permit has been a much easier process and we expect to receive it shortly. The site plan is approved through December 20, 2026 and we will need to start construction on both Phases 1A and 1B by then or request an extension or redo the application process if an extension is not granted.

Site work has started on Phase 1A and our official Groundbreaking Ceremony will be at 1:00 PM this Thursday March 13<sup>th</sup> at the jobsite. I urge CA members to attend and participate in this exciting and historic event that begins the upgrade of our central campus.

I have been asked by members when Phase 1A will be completed and when Phase 1B with its new restaurant, bar, and pool will be started. Phase 1A is planned to be completed in 12 months. We could easily roll into building Phase 1B in 2026 as the Board has received competitive bids and evaluated them and developed a final design with the help of our consultants. The Diaz Fritz Group was the low bidder for both 1A and 1B but has only been awarded a contract for Phase 1A. The issue is lack of immediate funding for 1B.

Let's discuss funding. All construction costs are being paid for from the Capital Fund which receives its money from the \$3,000 fee that new residents pay when they purchase their home in the CA. The Capital Fund currently has \$6.9MM. However, it will not have enough money to build 1B after deducting \$4.2MM to build 1A as well as taking out the cost to

construct the Volleyball courts, Bocce courts, and perhaps some other small capital projects. It is estimated that at the current home sales rate, it will take 3-years after 1A is completed to replenish the Capital Fund to have enough money on hand to build Phase 1B.

So, the choice is do we wait until at least 2029 or perhaps beyond to start building 1B or do we start building 1B in 2026 by using alternative funding mechanisms? No one is suggesting using dues or increasing dues for construction expense. However, there are alternative financing methods to examine and consider. I know it is difficult to re-examine long held beliefs when presented with new information. It takes self-confidence, courage, and intellectual curiosity and flexibility to re-examine the situation. I'm hopeful the Board will display these qualities and present the membership with some 1B financial alternatives to vote on at the end of 2025 or early 2026. Let's look for alternatives to keep the progress going and avoid having a 3 year pause to build the part of the project many members favor the most.

As always, let's be positive, respectful, and kind while having fun in our senior years.

# **Sun City Center Community Association**

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

March 12, 2025 from Lyn Reitz, Community Manager

**Membership Meeting** --- Please note the upcoming membership meeting on March 19<sup>th</sup> at 3pm at the Community Hall. We hope you can attend.

**Ground Breaking Ceremony Phase 1a (Applied Arts Building)** --- Please join the board for this historic event scheduled for tomorrow March 13<sup>th</sup> at 1pm.

**Shredding Day** --- We have scheduled the next shredding day for April 11<sup>th</sup>, 9am to Noon. Please make sure you have your membership badge with the updated sticker and your items are in paper bags or boxes.

**On Going Projects** --- We are working on numerous projects throughout both south and central campus and we are starting 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 February 28<sup>th</sup>, total residents were 11,242 and total membership dues were 11,346. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.