SUN CITY CENTER COMMUNITY ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
THURSDAY, MARCH 18 2026
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Wayne Keyes

OTHERS PRESENT

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

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President Clark welcomed the membership and called the meeting to order at 3:00 p.m. The members joined President Clark in the Pledge of Allegiance. A quorum was established with 178 members present in-person and 76 present on Zoom.

President Clark mentioned that at the January meeting there was an issue with the microphones and the CA bought a whole new system. With the new microphones any individual can speak into the microphone a bit further away than the previous system. The good news is it's working great in the hall; the bad news is its not working for the folks on Zoom. So, President Clark asked for any individuals sitting near the table with the camera to not make any noise as they are patching the sound through to the people at home on Zoom.

II. APPROVAL OF MINUTES

The minutes of the October 22, 2025 Membership Meeting and the minutes of the January 7, 2026 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

III. TREASURER'S REPORT

Treasurer Collins reported the fund balances are as of February 28th. He stated the following:

Capital Fund	Balance 02-28-26	$4,997,461
	Pending Phase 1A Bill	$1,216,484
	Available for Phase 1B	$3,780,977
Replacement Fund	Current Balance	$ 1,051,967

Operations Fund	Current Balance	$3,626,222
Fundraising Checking	Current Balance	$ 51,491

There were 34 homes transferred for February 2026, so $102,000 was added to our Capital Fund Account. The average monthly number of homes transferred was 34 for 2026. Treasurer Collins went on the say that every year the CA hires a CPA firm to audit the books. This year, as in last year, the firm Carr, Riggs, and Ingram were hired. At this meeting we have Samra Coric, the CPA, who represents Carr, Ingram, and Riggs. Samra Coric came onto the stage and introduced herself as a supervising senior at Carr, Ingram, and Riggs. For the financial statement report, we had 2024 issued in January. It will be available in the library within the next two weeks. If any CA member would like to view the report you may go to the library and see it there or reach out to Community Manager Reitz. That also includes any questions on the financial statement. For 2025, management, is currently still working on closing the books. Once everything is wrapped up and we get the final trial balance for 2025 is when the audit procedures will begin. It will also give a better idea, in terms of timing, when that report will be finalized.

President Clark mentioned that there is a ton of information to be viewed at the library or online including financial statements, monthly budgets, and the budget for 2026 that drives the dues.

IV. PRESIDENT'S REPORT

The President's report is attached.

President Clark stated he circled twice on his agenda so that he wouldn't forget this time, next up is Community Manager Lyn Reitz.

V. COMMUNITY MANAGER'S REPORT

Community Manager Lyn Reitz said good afternoon she then stated she hopes that everyone is enjoying the beautiful weather, as after this weekend it's going hot, hot, hot. Which is fine for her as she's a born and raised Florida girl. Just a couple things to mark on your calendars. There will now be only one annual shredding event and it will be in the Fall due to the cost and work needed to have the shredding event. She went on to mention, per the Executive Assistant, that the next Veteran's Photo shoot it Saturday, March 21st from 10 a.m. until noon in the photo lab. The deadline to sign up is Friday, March 20th, just call the CA office and ask for Alisha Marshall and she will get you set up with a picture appointment. This was started by Bill Hodges many years ago and it still plays in the Atrium. There will be the 4th of July breakfast and band stand event. There are forms on the back table to volunteer for the 4th of July breakfast chaired by Cindi Malin. She needs many volunteers for the breakfast so fill out a form so that Cindi can place a person in the area they are most needed. There will also be the July 4th pool event which will include a food truck, music, and the free ice cream sandwiches everyone loves. The CA will also be doing a lot of summer work such as painting and various maintenance items. She went on to remind everyone in attendance that work is being completed on campus. If you see cones or tape, don't go in, it's that way for safety. She ended with Thank You.

President Clark reiterated what Community Manager Reitz stated and asked for members to volunteer for the 4th of July breakfast. The forms can be found on the back table so pick on up and return it to the CA office.

VI. UPDATE – PHASE 1A & 1B CENTRAL CAMPUS UPGRADE

The next item on the agenda is an update on Phase 1A and 1B. The construction of the new Applied Arts building, a 12,000 square foot building, is on track to be completed on time in April. The official start date was April 27th so they are on track to finish the building and the cost is on track to be below the $4.2 million dollars. This was the amount that the membership approved in April of 2024. There will be five clubs moving into this new building. The leadership of the five clubs, pottery, ceramics, stained glass, weavers, and billiards have walked through the building. Pottery, ceramics, stained glass, and weavers will be at the front of the building. Tucked into the back of the building where no will even know they're there is billiards. President Clark stated that he hopes we get certificate of occupancy from the county in early May. When that is received then the clubs can start moving in at the end of May or early June time frame. Once that happens, then we demolish the pottery building and the Rollins building. That would lead to the starting construction of Phase 1B which will hopefully start by July 1st or so depending on the timing of this year and the building completion. The Board is working with PI architects to finalize the design of the 8,000 square foot building that will house the restaurant and bar and the 6,000 square foot resort style pool. Again, once the clubs are moved out of the Pottery and Rollins buildings more progress can be made on the restaurant, bar, and resort style pool. Once the board decides on the final design then we will have the final costing which will be withing the $6.6 million dollars that was approved in December of 2025.

VII. UPDATE – VENDOR SELECTION FOR 1B RESTAURANT

President Clark said as far as the restaurant goes; there were three bidders which the board reviewed the bids and had meetings with all three bidders. A preferred vendor has been selected and is in contract negotiations with that preferred vendor. He was hoping that we would have the contract signed and the vendor would be here passing out free food, but clearly that didn't happen. The lawyers got involved and that slowed things down. So, it's moving along with them, and he doesn't think we're far apart. They are just trying to finalize some language, finalize the terms, and we should be able to move forward and announce the vendor in the near future. The vendor is a large company, very large company, who will be providing at least a half million dollars of equipment to outfit the restaurant and bar. This is part of what is holding up the design of the interior a little bit. Once a contract has been signed by the vendor, then the board can work with that vendor to design the interior of the building. Such as the placement of the bar and other aspects of the facility. It should all come together quickly once the contract is signed, sealed, and delivered.

VIII. GENERAL DISCUSSION BY MEMBERS

IX. ADJOURNMENT

The following members addressed the Board:

Mary Ann Rowe x2	Ken Wisemantel	Jen Hoffman
Cliff Cooper	Roger Zeig	Paul Buerkle

There being no further business, the meeting was adjourned by unanimous consent at 3:38 p.m.

Carrie Blaylock

Carrie Blaylock

SCCCA President Report – March 18, 2026, Membership Meeting

As you just heard, the Community Association is in great shape financially. Later we will be discussing the Central Campus Upgrade project. So, my report will focus on some other topics.

The first topic is roads within the CA area. The Board has been encouraging the County to improve our roads ever since I got on the Board in 2022. The County has now come out with a plan to pave 16 roads in 2026 and 2027. It does not have the priority or timing that the Board requested. A handout of the plan was provided today, and it is also on the Resident's section of the website. We sent it out by email blast recently and asked for feedback if there were other roads that needed attention. District 4 County Commissioner Christine Miller will be holding a Town Meeting at 3PM on Monday March 30th in the Caper Room at the Atrium building. Please attend to provide your input about CA roads or any other County topic.

The second topic is AED which is an Automated External Defibrillator that can restart a person's heart that has stopped due to a heart attack. The CA has positioned AEDs around campus in a variety of locations as shown on the handout provided today and on the website in the Resident's section. They were used twice recently to save a member's life at Tillers & Toilers and at the Tennis Courts. It just so happened that a nurse was available to assist both times. AEDs are easy to use, and the machine provides the steps to take. You should be aware of where they are located and not hesitate to use one if the need arises. The Emergency Squad will provide training on the AED and you should contact them if interested. The CA has plans to install several more AEDs in the next year. They cost $2,000 each and it would be great if we could secure $2,000 donations to do so.

Lastly, I'd like to acknowledge the overwhelming volunteer spirit and generosity of the entire Sun City Center Community. Two recent events epitomize those characteristics. One was the Wednesday Night Live Event held in February that raised approximately $60,000 with a $20,000 check going to Emergency Squad, Security Patrol, and Samaritans. This event showed the power of community spirit and working together to achieve a common goal. The attendees, volunteers, and those providing donations were from the CA, KP, and elsewhere in the SCC area. Kudos to Renee Bray, Jeff Marshall and all those volunteers who worked on it. The other was the recent Funfest event that highlighted the capability and mission of our Clubs. Kudos to Co-Chairs Directors Blaylock & DeAngelis and their Committee, to Community Manager Reitz and her staff, and to the many club volunteers who made this event a success to showcase our community.

Over the last 3 years the CA Board of Directors has taken action to encourage community unity and improve the financial health of CA clubs. We will continue to do so as these and other Board actions have made the CA more vibrant, inclusive, and financially successful.

Spring is here and hopefully it will warm up soon. Please step back and enjoy the great moment in life we have at the CA and as always, be respectful, positive, and kind as we have fun in our senior years.