

SUN CITY CENTER COMMUNITY ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
THURSDAY, MARCH 19, 2025
3:00 P.M. – COMMUNITY HALL

APPROVED

DIRECTORS PRESENT

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

Julie Porto
Tony Rickert
Nancy McCall
Geri Roberts

Arthur DeAngelis

DIRECTORS ABSENT

None

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 202 members present in-person and 43 present on Zoom.

President Clark went on to mention several forms on the table at the entrance of Community Hall, including the Help us Govern i.e. HUG Form. A form to volunteer to help with the 4th of July Breakfast, and a form for CA members to receive email blasts.

He then remarked on the January 2nd Membership Meeting and introduced the current Board of Directors, their titles, and what committees they are partaking in. His explanation of each Director can be viewed here: [2025 Meeting Videos – Sun City Center](https://www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos) or www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos.

II. APPROVAL OF MINUTES

The minutes of the January 2, 2025 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 began his report by explaining that the Community Association hires a Certified Public Accountant to review the finances and to ensure the CA is in compliance with the generally accepted accounting principles also known as GAAP. That audit is normally completed before the March CA Membership Meeting and the audit review presented at the meeting. Unfortunately, this year the annual audit is taking longer than usual. This is due to the retirement of Stacie Schmidt and a new accountant William Lang being hired to replace her. Once the audit has been completed a copy will be placed in the library. The CA members will be notified by an email blast once the audit report is available for their viewing. Treasurer Collins reported the fund balances are as of February 28th. He

stated that the Operating Fund had a balance of \$3,912,469.13. The Capital Fund balance was \$6,904,443.45. The Replacement Fund had a balance of \$1,375,295.21 and the Renovation Fund had a balance of \$64,150.68. House Transfers for February are 37, for a net of 37 with \$111,000 added to the Capital Fund. The average number of homes transferred for 2025 is 36. Treasurer Collins then turned the audit topic to Samra Coric.

Audit update from Samra Coric, a senior auditor, with Carr, Riggs, & Ingram and she stated the audit is still in process. It was delayed due to staffing change in the CA accounting department. However, once the audit is completed, a copy will be available in the CA's library for all CA members to view.

IV. PRESIDENT'S REPORT

The President's report is attached.

V. COMMUNITY MANAGER'S REPORT

Community Manager stated she would keep her report short as to not take a lot of time. She then gave out several important dates. The next shredding day will be Friday, April 11th from 9:00 a.m. to 12:00 noon. It will be in the same area as last year, by the CA Office down toward Security Patrol. She asked everyone to make sure they have a membership badge with a 2025 sticker. CA members can have a picture of their membership badge, just make sure it's a picture with the 2025 sticker. She asked if everyone could bring their shred items in a paper box or paper bags. Shred items can even be brought in rubber containers that can be dumped and given back. No plastic bags as they cannot be put in the shredding machine. She advised that Judy Cesarski is working on the Summer Bandstand concerts, so they are coming soon. The 4th of July events, the Bandstand, the pool, and the breakfast events will continue this year. More information will be forthcoming for these events, and there is a form to volunteer for the 4th of July breakfast. Community Manager Reitz also reminded everyone that there is a ton of construction going on. Do not move any of the orange barriers or structures as they are permitted by Hillsborough County and are for your safety. Between the work on the Volleyball courts, Bocce Courts, and Phase 1A, everyone needs to be aware of the construction areas. If there is fencing, do not enter, as the machines are big and the drivers are unable to see a person or persons.

VI. COUNTY COMMISSIONER UPDATE

Casaundra Marion, aide to Commissioner Miller, was in attendance to give the CA an update. She expressed that Commissioner Christine Miller is sorry she was unable to attend due to a prior engagement. Commissioner Miller was appointed by the governor in June and did win the election in November for her seat as commissioner for District 4. In that time, she has been working hard on the budget and as the county was hit by three large storms, she has a lot of day-to-day needs she's focusing on. We are going to share some important dates that are upcoming, important topics, and to just introduce ourselves to open a line of communication for the office. Casaundra Marion introduced herself, Rico Smith, and mentioned the newly hired Megan Moser formerly with Representative Laurel Lee's office. Upcoming important dates:

May 19th – Black and Vetch will be completing their Regional Storm Water Community Meeting for the south county area, location to be determined. This meeting is part of the County's initiative to address the major storms that hit in our area. Any concerns regarding devastation, frustration, if your home was directly affected, traffic signals out, everyone experienced a lot and this meeting will help to learn from these storms. Black and Vetch will conduct independent study and independent meetings out in the community. They are doing two per commissioner District so that will be eight countywide to listen people.

March 31st – April 14th – Cypress Village Boulevard online community engagement survey. Casaundra Marion encourages everyone to engage in this survey to help the decision-making process. This boulevard affects some communities more than others. An in-person study is likely the end of April or early May.

The state has divided out the surtax funding and District 4 did receive the bulk majority of the resurfacing funding in Phase 1 we are receiving \$118M. This funding will go toward fixing our roadways and the roadways listed were separated into major and minor roads. Major roadways are the thoroughfare roads and minor roadways are the neighborhoods. A major road, Dell Webb Blvd. is on the list to be fixed. Of the minor roads Brentwood Drive and Platinum Drive is on list to be resurfaced as well. They are also working on correcting an ADA concern at Cherry Hills Drive and Pebble Beach. While Letters of Intent filed for some of the Club Link golf courses, Commissioner Miller does not support rezoning of the golf courses in Sun City Center.

Commissioner Miller presented an award signed from all seven of the Commissioners for Vern Hendricks to thank him for his dedication to many years of quality customer service in the community. Vern Hendricks was surprised and thankful for the plaque. Casaundra Marion stated in closing we're here working hard for the district and we care, thank you so much.

VII. CA LEGACY ENDOWMENT CONVERSATION WITH JUSTIN KLATSKY, ESQ.

President Clark introduced Justin Klatsky from Valrico Law Group to speak on legacy endowment. Justin explained he is an Estate, Trusts, and tax attorney. He proceeds to explain that everyone needs an estate plan. Either an Estate plan you chose, one given to you by the State of Florida, or one given by the state you officially reside. This conversation will go over a few concepts of Estate Planning and how Legacy Planning applies for the Community Association. There are two things in the estate planning world, one is death and the other is incapacity. There are four documents that deal with incapacity planning. A durable power of attorney, a health care surrogate, a living will, and a declaration of preneed guardian. A declaration of preneed guardian can be used if an individual does not have life care or incapacity planning in place. This declaration would prohibit guardianships and having a guardianship is worse than probate. In Florida probate is the orderly final settling of accounts when someone dies. This means that "orderly" is governed by the State of Florida probate code and Florida rules of probate and must be decided in front of a circuit court judge and a lawyer. In Florida, probate can take six months to a year. A discussion with an Estate, Trust, and tax attorney is your best bet to avoid any tax pitfalls for your loved ones at the time of your passing. Targeted estate planning that is customized to meet the needs of the client, often with a revocable living trust, is one way to avoid probate. This type of planning is prudent as you have accumulated many these things over your lifetime and you have a feeling on how you choose distribute them. Justin encouraged everyone to have a plan and not a plan given to you by the State of Florida. Another option is Legacy planning by donating money to Charitable Funds such as the CA Hardship Fund, the Forever Fund, the Future Facilities Fund, and the Capital Fund. He then stated in closing if you value the Community Association and where you live and want to ensure your spouse and friends can continue to enjoy them, a legacy gift is one of those opportunities. Working with an attorney is a great way to be able to make sure your wishes are honored.

VIII. SCCCA WEBSITE GUIDANCE WITH COMMUNITY MANAGER REITZ

Her presentation can be seen here: [2025 Meeting Videos – Sun City Center](https://www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos) or www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos.

Questions asked by CA members and answered by Community Manager Reitz.

IX. FLOCK CAMERA SYSTEM ANALYSIS

President Clark introduced Tyler Carlson with Flock Camera system. You can see his presentation here: [2025 Meeting Videos – Sun City Center](#) or www.suncitycenter.org/residents/meeting-videos/2025-meeting-videos.

Discussion by members regarding Flock Camera System

The following members addressed Flock Camera System

Peter Coke
Ursula Joyal

Tracy Torres
Ellie Anderson

Peter Calhead
Sue Allen

X. GENERAL DISCUSSION BY MEMBERS

The following members addressed the Board:

Ellie Anderson
Ursula Joyal
Ellie Anderson

Roni Tarr
Brian Gray
Tracy Torres

Ron Matelski
Peter Coke
Roni Tarr

XI. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 5:06 p.m.

Debbie Caneen



Corporate Secretary

DC: am

President's Report 03-19-25 Membership Meeting

It has been an exciting and eventful 11 weeks since our last Membership Meeting on January 2nd. Besides all the daily club and CA activities that are always fun, construction started on the two new solid surface Volleyball Courts in the south campus, we had a very successful FunFest event that highlighted our clubs and our facilities, the Board voted to build three new Bocce courts in the south campus, and we had a Groundbreaking ceremony and construction started for the new Applied Arts Building, Phase 1A of the Central Campus Upgrade project.

Today I would like to have a frank discussion with you and solicit your feedback either during the open discussion period, or later either by direct conversation or email. Per Bylaw II Section 2 the Board has the “.....authority to manage the affairs of the Association....”. I submit that this includes looking into the future and considering new procedures and processes to keep the Association attractive, secure, financially sound, and competitive.

Make no doubt about it, we have lots of competition for people looking to move to a 55+ community. The more people who decide to move into the CA, the better it is for the value of our homes.....which is one of the most important if not the most important asset we own. What are these potential new residents considering when they evaluate moving into a community? The location and proximity to other interesting areas? Activities and fun things to do? The cost of the Association dues? I suspect we grade well on those. What about safety and security? What about modern and attractive facilities?

Let's discuss safety and security. We have a residential campus open to the public. Many prospective new residents want a gated community to feel more secure. Is the CA a safe place to live? Yes. But do we have crime in the CA? Yes. Could installing Flock cameras at 8 key locations at the cost of \$19,000 per year help prevent crime? That has been the outcome in other locations. Could it help ease the concern of prospective new residents who prefer a gated community? Probably so. The Board had Flock cameras in the initial 2025 budget but changed the funding to termite remediation when that issue was discovered prior to the 2025 budget being finalized. Today we have a Flock camera presentation on the agenda and we look forward to membership feedback.

Regarding modern and attractive facilities, the Board and the Membership have been making great progress in the last 3-years. As mentioned earlier, construction has started on Phase 1A, the new Applied Arts Building that will house 5 clubs and also include the demolition of the Pottery Building and Rollins Building once those clubs are moved over. I have been asked when we will start Phase 1B which is the new Rollins with a restaurant, bar, and a new outdoor resort style pool that will be twice as large as the existing outdoor pool which will remain. The answer is the start date depends upon the financial alternative that we use.

Based on a 12-month completion schedule for the Applied Arts Building, moving clubs, and the mentioned old building demolition, it is estimated that construction could start in June 2026. The Diaz Fritz Group was the low bidder for both Phase 1A and 1B. The Board has vetted and value engineered both bids with the help of our consultants. The county has approved the Site Plan for both 1A and 1B. The building permit process should move quickly with bid documents converted to construction documents and submitted. Technically, a June 2026 1B start date is very doable with what we know at this time. However, we estimate that we will only have approximately 50% of the money needed in the Facilities Fund.

We will only use money from the Capital Fund or donations to pay for the construction costs. **No dues money will be used.** The traditional financial alternative has been “No Debt” and to have all the money in the Capital Fund before we start construction. If we keep that financial approach, then we are looking at a June 2029 start date based on our current house sales history that provides approximately \$100,000 of new funds into the Capital Fund each month.

Another financial alternative is to increase donations to move up the start date for 1B. Director Nancy McCall and her Fundraising Committee has been doing a great job in conducting fundraising events. However, the amounts raised are modest compared to our financial needs. Increased donations or legacy donations would be very helpful. That is why we have a speaker on the agenda today to discuss that topic.

Speaking of donations, the Board is also considering a brick purchase program for the Phase 1B area. If all 11,450 members bought a brick for approximately \$300, our financial needs would be met. However, don't know how likely that is.

Finally, since it was recently brought up on social media, I'd like to discuss the financial alternative of taking out a construction loan. Current estimates are that we will be \$3.3 million short on funding in June 2026. We could take out a construction loan with draws as needed up to \$3.3MM. The monthly payment could be set at a low level to provide flexibility if home sales decline. Or we could pay off early in 3-years with no prepayment penalty if the current home sales rate continues. The Board has not fully vetted or taken a position on this. The Membership will have to vote to approve the cost of building 1B and its funding source. A vote would not happen until late 2025 or first quarter 2026 at the earliest if we go with an alternative financing approach.

In summary regarding a potential construction loan. **No dues money would be used and it would not impact the amount of members' dues.** If the Board decides to give Membership the opportunity to vote on this financial alternative, the choice would be do we start building in 2026 and use future Capital Funds to pay off the loan, or do we wait until 2029 when we hopefully have enough house purchase fees in the Capital Fund? Either way, the needed \$3.3MM will be paid for by the \$3,000 fee collected at home purchases by **future** CA residents, and not from current members and not from your dues.

Another thing to consider is that this Board gets things accomplished. Two of us were on the Board in 2022 when the Master Plan process started. Four of us were on the Board when the Master Plan was approved in May 2023. Eight of us were on the Board in 2024 when the membership approved the 1A funding and so much work was done on the bidding, vetting, and moving the process along. Now nine of us are committed to keeping the progress going on the Central Campus Upgrade. The majority of us will be here in June 2026. I doubt the majority of this Board will be here in June 2029. Who knows what decisions the 2029 Board would make regarding the Central Campus Upgrade project. Continuity of leadership is an important part of guiding Phase 1A & 1B to completion.

The Board looks forward to hearing from members either today or you can email us at sccboard@suncitycenter.org. As always, let us remember to be positive, respectful, kind, and to have fun in our senior years.