

MINUTES
SUPPLEMENTAL BOARD MEETING
THURSDAY, MARCH 26, 2026
1 PM – BOARD ROOM

APPROVED

DIRECTORS PRESENT

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

DIRECTORS ABSENT:

Tony Rickert

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Acting Recording Secretary
Lew Lewis
4 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. Lighting Tennis Courts 1 & 2

President Clark indicated the first item on the agenda is lighting Tennis Courts 1 and 2. He went on to state that the Long Range Planning Committee looked at this and made some recommendations for agenda items 1 through 5. He turned this item over to Director DeAngelis, as committee chair, to present the committees report. Director DeAngelis went on to read the proposed Capital Improvement projects for agenda items 1 through 5. The committee recommended lighting both the tennis courts and bocce courts. These two were combined due to proximity and in lighting the tennis courts and bocce courts establishes necessary electrical capacity to support current and future lighting projects. It also enhances usability and minimizes liability for existing facilities. The total estimated cost for this project

is approximately \$104,000. President Clark approved lighting of Tennis Courts 1 and 2 to be placed on the agenda for the March 30th workshop.

2. Lighting of the Bocce Courts

The second item on the agenda is lighting of the Bocce Courts which the Long Range Planning Committee also suggested. President Clark approved lighting of the Bocce Courts to be on the agenda for the March 30th workshop.

3. Potential lighting for the Volleyball hard courts

The third item on the agenda is lighting the Volleyball hard courts. The cost for this item is \$72,000. The reason this is so expensive is it requires trenching about 1,200 feet and the wiring will be under the road. The total amount for the lighting of Items 1, 2, and 3 as recommended by the Long Range Planning Committee is \$176,000. President Clark approved lighting of the Volleyball Hard Courts to be on the agenda for the March 30th workshop.

4. Sand Volleyball

Sand Volleyball court construction was not recommended at this time. The total estimated cost is \$123,000. This is due to uncertain utilization and Capital funding priority concerns.

5. Basketball Court

Basketball court construction was also not recommended by the committee either. The estimated cost is \$208,000. Once again, uncertain utilization and Capital funding priority concerns. The Long Range Planning Committee does believe that the recommended projects represent a prudent investment in infrastructure and member supported amenities while minimizing liability. The projects not recommended do not currently demonstrate financial justification to proceed. This recommendation is contingent on the full funding of Phase 1A and Phase 1B. President Clark advised that both phases are fully funded and only contingent on home sales of 35 homes per month. Brief discussion between board members occurred.

6. Adding Nancy Zynda to the Wells Fargo Bank Account as an Administrative Owner

Director Eisman **MOVED** to approve accountant Nancy Zynda as an administrator for all banks and have online access to all accounts and print checks.

SECOND: Secretary Blaylock

President Clark suggested that Community Manager Reitz be add as an administrator. After a brief discussion it was decided by the board members present at the meeting that this would not be necessary. Treasurer Collins mentioned how he thinks that the accountant should not be listed as administrator on any bank accounts. President Clark advised that the language used is what has always been done and the auditors have approved the language used. Board members in attendance had spoke about the language used. Community Manager Reitz stated that the language used is an administrative piece needed for the audit. The auditors tell the CA that the minutes must show that the Accountant is an administrator and can print the checks. Also, the banks prefer to know that the Board of Directors has approved her as an administrator who can print the checks.

VOTE: Unanimous in favor by voice vote. Motion carried

7. CA process for 2027 room reservations

President Clark asked for the room reservations process from Community Manager Reitz. She explained the process as every year around this time the room reservation process starts for the next year. An email is sent out by Lew Lewis (room reservationist) to all the clubs with an application. The email states this is your room reservation sheet, please take a look at it and decide the dates, rooms, times, and for which events. The collection of the completed form is at Community Hall and to be fair to everyone it is first come first served. This helps determine priority; however, the CA gets top priority. So, if a person chooses to line up at 5:00 a.m. in the morning to get position number 1 to get a specific room, at a specific time and day, still doesn't mean you will get that room as the CA gets priority. The forms are date and time stamped as received. The initial number of cars is between 20 and 30 cars and the collection runs for about an hour and a half. An additional 20 to 40 cars trickle through the line until the end of drop off period. If a club decides not to get in line at Community Hall, the remaining completed forms can be dropped off at the CA office. Community Manager Reitz stated that when this topic was brought up last year the only other fair option would a be a lottery. Put all of the forms in a box and how they get chosen is what the club gets. President Clark stated that there must be a better way to do the room reservations. He suggested the Board consider the following options: To leave the process as is, or a 2 day sign up with South campus being Day 1 and North Campus being Day 2, or "priority" booking which would give clubs there historical dates and eliminate the need for them get in line unless they wanted additional dates or a date change. Director Blaylock suggested a lottery being considered. A long discussion between board members commenced with the pros and cons of the choices listed. President Clark asked Lew Lewis how difficult would it be to have the sign up two different days; i.e. day one is for north campus and day two would be south campus. Lew Lewis stated it would not be an issue for him, but the clubs might not like it. President Clark then asked if there is any way to sort out historical information on room reservations per club. Lew responded that yes, he could pull that information, however, it might not be accurate

because a club can be bumped for a CA event and the club might need a room on the north campus and a room on the south campus. A very lengthy analysis of the options available were debated. Community Manager Reitz advised she would have an off-duty sheriff on South Pebble Beach from 3:00AM to 7:00AM to provide safety for those cars parked on the side of the road waiting for the process to start at 6:30AM. President Clark asked that Director Eisman and Director Keyes to work with Lew Lewis to craft a proposal for a new 2028 room reservation process. To be reviewed in October or November 2026 for room reservations in 2028. Ultimately, the Board of Directors decided to have the room reservation process remain the same for 2027 room reservations.

8. Adding to policy VI. Facilities to add pavilions to 6.01 D. Schedule “A”

President Clark said that the eight item on the agenda is updating policy 6.01.D. He turned this topic over to Community Manager Reitz. This matter came about due to CA members wanting to rent the pavilions. Lew Lewis would quote a price similar to the cost to rent out the Armstrong Room. When members asked to see it in policy, it’s not in policy. So, this item would add it to VI. Facilities 6.01 D Schedule “A” as follows”:

Pineapple Plaza	\$250.00	\$50.00	\$200.00	T-3
Horseshoe Pavillion	\$250.00	\$50.00	\$200.00	T- 8
Softball Pavillion	\$250.00	\$50.00	\$200.00	T-10

President Clark approved adding to policy VI. Facilities 6.01 D. Schedule “A” to be on the agenda for the March 30th workshop.

9. Golf Cart Parade Sponsorship

Director DeAngelis and Treasurer Collins are working on a sponsor for the annual golf cart parade. Director DeAngelis confirmed a business has agreed but the CA has not yet received a check. The amount would be \$5,000 and President Clark gave kudos to both directors. The funds will be used for bigger prize money for the parade. It would say the “Sun City Center Community Association Golf Cart Parade sponsored by (Sponsor’s Name)”

10. Meals on Wheels

President Clark stated that he had a discussion with the CEO of Meals on Wheels Tampa. Samaritan Services sent the Meals on Wheels-Tampa to President Clark. Meals on Wheels Tampa has expanded their coverage south and now include Apollo Beach and would like to cover Sun City Center. They want to partner up with Samaritan Services; however, Samaritan’s initial thoughts were there it would not work due to several factors. One reason is the Meals on Wheels-Tampa gives away meals and Samaritans charges for meals. Another reason is that MOW-Tampa is able to provide medically tailored meals and Samaritans does not provide that service. Essentially, this needs to be a discussion between Samaritans, the Woman’s Club, and

the hospital that makes the meals on whether or not to partner with Meals on Wheels-Tampa. The Board of Directors will not be involved in any way in this discussion, but President Clark will try to facilitate an introduction/meeting of MOW-Tampa with the 3 stakeholders on Samaritans, Woman's Club, and the So Shore Hospital.

11. Plaque on a vehicle for Samaritans

This led to a conversation between President Clark and Larry Smith from Samaritan Services that the CA did a great job sponsoring the Wednesday Night Live Event. They received a \$20,000 check and it was stated that they would be very happy to spend \$150.00 for a plaque for the side of one of their cars. The plaque would read "This car supported by the Sun City Center Community Association" and have the CA's logo. The board agreed to the plaque.

12. Damaged Road review

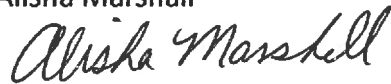
President Clark reminded the board members that he is waiting for each person's review of the roads assigned to them. He would like something definitive to pass on to the county. He would like this so that he can have it before the Townhall meeting on Monday, March 30th. Director Eisman mentioned that the road work has already started.

13. Fun Fest

Secretary Blaylock mentioned the cost of this year's Funfest and the board should think about timing and whether or not it should be every year.

Motion to adjourn meeting was made by Vice President Porto, seconded by Director Roberts. Meeting ended at 2:40 PM by general consent of the Board members.

Alisha Marshall



Recording Secretary