

MINUTES  
BOARD WORKSHOP  
MONDAY, MARCH 30<sup>th</sup>, 2026  
9 AM – ROLLINS THEATER

APPROVED

**DIRECTORS PRESENT:**

Ron Clark, President  
Jim Collins, Treasurer  
Carrie Blaylock, Secretary  
Julie Porto, Vice President

Geri Roberts  
Arthur DeAngelis  
Tony Rickert  
Wayne Keyes

**OTHERS PRESENT:**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
6 members are present and 5 via Zoom.

Directors Absent: Greg Eisman

Meeting called to order at 9:00 a.m./Pledge of Allegiance  
Quorum established with 8 Directors present

The following items were discussed:

**Upgrade the Electrical Infrastructure**

President Clark stated that the first item on the agenda is to upgrade the electrical infrastructure at South Campus. He gave this item to Community Manager Reitz. The thought process behind this is to add light fixtures to some of the South Campus courts. To do this the electrical infrastructure connected to an existing transformer needs to be upgraded. A new panelboard needs to be installed and connected to the existing transformer which has the capacity for this additional load. The Long Range Planning Committee had an overview and deemed it necessary. The cost to upgrade the infrastructure is \$41,007.30. This is the initial piece to be able to light the new courts and any future courts. Brief discussion between Board members began with Treasurer Collins confirming the amount needed to have the upgrade. President Clark approved the upgrade to the electrical infrastructure on the April 8<sup>th</sup> agenda.

**Lighting Tennis Courts 1 & 2**

President Clark specified that the second item on the agenda is lighting of Tennis Courts 1 & 2. He turned this over to the chair of the Long Range Planning Committee, Director DeAngelis. Director DeAngelis began by saying Community Manager Reitz prefaced this by stating that the lighting of any court hinges on the upgrade of the electrical infrastructure. He went on to say that lighting the new courts will enhance usability, improve safety, make smart long-term investments in our recreational facility and also serve as a positive influence in a prospective buyer's decision to choose the CA. The Long Range Planning Committee recommends lighting tennis courts 1 & 2 at a cost of \$52,059.86. President Clark asked Director Keyes, as the President of the Tennis Club, if he has any comments on this item. Director Keyes said that there are two courts lit right now and he's in favor of lighting two more as there is a need for having them lit. His club is looking forward to having two additional courts lit as this would be four out of ten courts lit up. President Clark mentioned how Pickleball

has all eight of their courts lit and in lighting courts 1 & 2 the Tennis Club would have forty percent of their courts lit. Short conversation regarding sources of funding between board members occurred. Community Manager Reitz pointed out that the Tennis Club contributes \$10,000 for maintenance of their courts. Elysa Hendricks stated she is for lighting the courts and doesn't play any sports. She does believe that all sports facilities should be available year-round, especially in the summer when it is too hot to play during the day. Director Keyes stated that this will allow residents that still work during the day to be able to use the courts. Mary Ann Rowe asked whether the courts will be open all night long and was advised that the courts will close at 10 p.m. Vice President Porto asked if they are motion censored lights and was told they are hard wired with switches and timers. President Clark approved lighting Tennis Courts 1 & 2 to be on the April 8<sup>th</sup> agenda.

### **Lighting of the Bocce Courts**

President Clark mentioned that the third item on the agenda is the lighting of the Bocce Courts. This topic is a continuation of the previous two and it goes to Director DeAngelis as well. Director DeAngelis declared that this is a smaller project, but no less important than the first few. In having quite a few members of bocce, this project will have one dedicated pole and one shared pole with volleyball and two LED fixtures. Very simple project that will allow for evening play, extend the usefulness, improves visibility and safety, and minimizes liability. The cost of this project is approximately \$11,000 and the Long Range Planning Committee sees this as a cost-effective upgrade. Treasurer Collins asked how many Bocce Club members are there and was told the number is close to 200 CA members. That number was clarified to be 220 members. Director Rickert asked if lighting of the Bocce court is predicated on the fact that the tennis courts get lighting and he was told yes. Becky Barnett asked how the lighting would work on the shared pole and was advised that bocce would have their own light switch. Community Manager Reitz mentioned she will be approaching several clubs regarding what funds each club can contribute to assist with maintaining the courts. President Clark approved this item to be on the April 8<sup>th</sup> agenda.

### **Lighting of the Volleyball hard courts**

President Clark cited the fourth agenda item lighting of the volleyball hard courts. He then proceeded to hand this item over to Director DeAngelis. Director DeAngelis started with this would be for volleyball courts 1 & 2 and this one is a little more involved. This project includes around 1,060 feet of trenching with conduit being run from the new power source to the new volleyball courts. Part of which will go under the cart road that separates volleyball and pickleball. It also includes a new electrical sub-panel not only for this project but also future projects. There is still some space on the South Campus, but the CA is rapidly running out of acreage. He expects in the future there will be other sports activities out there, however, without the sub-panel it would be impossible. The lighting itself includes eight poles and eight LED fixtures. This will support evening play, organized leagues, and future programming growth. Also, as stated previously, this will allow for nighttime play for those members that still work. It again reduces liability and increases safety for the CA. The estimated cost for this project is approximately \$72,000, which includes the future upgrade potential, the underground trenching, and the lights. The committee views this as a strategic investment that meets current demand while preparing for future needs. They recommend the board approve ≈\$72,000 for the court lighting and future growth of the sports complex. Viewed together, all three of these projects extend the evening access to core recreational facilities and it improves safety and visibility for CA residents. It's also additional attractions to bring new residents into the community. Director Keyes inquired about the solar lights on the path between the tennis courts to aid pickleball players in walking to the bathrooms and are they working? Community Manager Reitz explains that staff have reported they are working. His next question was whether there was any discussion on making any permanent lighting for this issue, and he was told it would need to be monitored and there would be some ambient light from the additional outdoor lighting. What is actually happening is a couple of extra electrical panels which will provide the infrastructure to add additional lighting

along the walkway. Director Keyes was assured by several directors and Community Manager Reitz that there is adequate lighting from the solar lights. Director Rickert asked if the cost of around \$176,000 has any impact on the Capital Fund and Phase 1B and he was advised that there won't be a negative impact on Phase 1B. Per President Clark there will be funds in the Capital Fund for this project. Funding will be fine as long as the home sales stay at 35 homes per month. Mary Ann Rowe asked about golf cart parking around the sports complex until 10 p.m. and was advised that golf carts cannot be driven after dark. She doubled down and stated she knows that golf carts are unable to be used after dark, she's inquiring about the amount of parking spaces for cars. She was told there is plenty of parking at Community Hall and surrounding streets. President Clark approved lighting of the volleyball hard courts to be on the April 8<sup>th</sup> agenda.

### **Results of the survey from the Website Committee**

President Clark said the fifth item on the agenda is the results of the survey from the Website Committee. He passed this subject over to Director Roberts Chair of the Communications Committee. Director Roberts began by thanking her committee members by name, Pam Blake, Debbie Kline, Ilene Goff, Mary Ann Rowe, Amy Southmaid, and Arthur DeAngelis for all their hard work. She also acknowledged Community Manager Reitz for all her assistance as well while her committee was approaching CA members in the lobby of the CA office. The Website Committee conducted a survey of community members during the month of January 2026. See attached survey analysis for results of the survey. Vice President Porto commented that it was a great idea to conduct the survey in person at the CA office when CA members were getting their 2026 badge stickers. President Clark asked about the analytics of the CA's website and was advised by Community Manager Reitz that yes, the CA uses Google Analytics and that it has been requested again. She went on to say that a majority of hits on the website are from outside the state of Florida and other countries. When President Clark asked for input from board members Director DeAngelis commented that the committee's concern that the website doesn't leave an impression so the survey would help confirm this view. Secretary Blaylock mentioned that she started doing a little information card at the Information Center to gather data on the individuals who visit said center. So far, on the data she's tabulated, the visitors at the Information Center most have known other people who live here. Director DeAngelis declared that according to the survey the website was not what brought them to the CA. President Clark mention that typically CA events are listed on the website, not club events. Having Club events on the website is different from what the policy and strategy was previously. Pam Blake discussed the accessibility of information on the website. Elysa Hendricks talked about how people buying in the community are web savvy. Her view is that the website needs to be more user friendly and easier to find the requested information. Club President information was mentioned, and President Clark stated some clubs have their own websites. Becky Barnett inquired on the method of calculating the survey size for in-person surveys versus online surveys. She would prefer a full revision of the website. President Clark stated that the Website Committee will be working with Community Manager Reitz regarding improving the site. Vice President Porto, as head of the Technology Committee, said to stay tuned for some exciting things coming to the CA.

### **Adding pavilions to policy VI. Facilities 6.01 D. Schedule "A"**

The sixth item on the agenda is adding to policy, and this goes to Community Manager Reitz. She went to talk about the three pavilions that members, clubs, or HOAs are able to use outside. Lew Lewis, our room reservationist, is booking these pavilions using the smaller rooms for the rental, set up/take down fee, security deposit, and room capacity. Recently, he was speaking with someone regarding these areas i.e. Pineapple Plaza, Horseshoe Pavilion, and the Softball Pavilion, and the person asked to see the pricing in writing. The CA doesn't actually have these three pavilions in writing. This is putting it in writing in policy as to the costs associated with renting one of these pavilions. It's added to VI. Facilities 6.01 D. Schedule "A" for reservations for the three pavilions the rental fee, security deposit, set up/take down fee, and capacity for each. Thus,

Pineapple Plaza, Horseshoe Pavillion, and the Softball Pavilion to that specific list in that policy. This is the breakdown:

Room	Rental Fee	Set up/Take down Fee	Security Deposit	Room Capacity T-Tables/Chairs C-Chairs only
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

This allows members to see the breakdown for each pavilion. President Clark quantified that each board member present has a copy of the proposed addition. He then asked for any questions from board members or CA members present. With no President Clark approved policy update to be on the April 8<sup>th</sup> agenda.

**Hardship Recommendation**

The seventh item is the reversal to a Hardship recommendation. Treasurer Collins spoke about how each year the CA allows members to apply for Hardship Waivers. A specific Hardship Waiver was issued for an ineligible household. President Clark approved the reversal to a Hardship Waiver recommendation to be reversed to be on the April 8<sup>th</sup> agenda.

President Clark reminded everyone of the 3 o'clock Town Hall Meeting with Commissioner Miller in the Caper Room.

**Allocation of the grant from the Community Foundation Tampa Bay**

The final item on the agenda is the allocation to the grant from Community Foundation Tampa Bay. The CA received the March check from CFTB of \$53,070 at this time the prospective thinking is to put the funds in the Capital Fund. President Clark approved allocating the grant from the Community Foundation Tampa Bay to be on the April 8<sup>th</sup> agenda.

Motion to adjourn made by Vice President Porto, seconded by Director Rickert. Meeting adjourned at 9:53 a.m. Audience participation and discussion of one item ended at 9:56 a.m.

Alisha Marshall



Recording Secretary

## Website Committee Survey Analysis

The Website Committee conducted a survey of community members during the month of January 2026. The Committee felt it was time to see what the residents were looking for from Sun City Center's website. The survey took place during January while residents were picking up their new sticker for their resident badges. Members of the committee took time out of their days during January to ask residents to complete the survey. The committee was unable to cover all the hours the office was open; a total of **565 residents** (5%) completed the community survey.

According to SurveyMonkey ([surveymonkey.com/learn/research-and-analysis/sample-size-calculator/](https://surveymonkey.com/learn/research-and-analysis/sample-size-calculator/)), a population of 11,400 and a sample size of 372 yields 95% accuracy for the survey outcome. The Sample Size Calculator ([lumencalculator.com/sample-size-calculator](https://lumencalculator.com/sample-size-calculator)) was also used to verify the outcomes from SurveyMonkey.

The number of surveys received (565) during January 2026 exceeds the sample size needed for 95% accuracy of answers received from the Website Committee survey.

Please note: this analysis discusses the top three responses to the questions asked. The survey is included at the end of this analysis, which includes the number of people who responded to each question, along with their added responses for "Other" on the appropriate questions. Graphs have been added as well.

Our demographics from the survey indicate

- Most people who completed the survey have lived in Sun City Center (SCC) for more than 10 years.
- A majority of the people who live in SCC (according to the survey) are between the ages of 66 and 75. This indicates that these residents have had some experience with computers and/or mobile phones and know how to search online.
- Most of the survey respondents indicated they use the website monthly. One person commented, "Doesn't have the information I want."

Residents indicated that the top three most important pieces of information on the website were

1. Calendar of Events
2. Community Alerts
3. Sun City Center News

They also wanted additional information on Amenities, such as the Fitness Center hours and rules, Pool hours and rules, Sports Complex rules, and Entertainment and ticketing.

The survey asked what residents were looking for on the website as new residents.

1. List of available clubs and amenities (**this is interesting since this information is currently on the website**).
2. Maps of SCC
3. Important phone numbers (local utilities)

Each person completing the survey was asked how they heard about SCC.

1. Family or Friend
2. Realtor
3. Other websites/search engines such as Google

**Please note that only 20 prospective residents looked at the SCC website.**

Before purchasing in SCC, residents felt that there were three areas of importance:

1. Amenities and Clubs
2. Location in Florida
3. Community atmosphere

When looking at the statistics, all indicators point to the fact that the residents are interested in what they can do on campus. They want to remain active as they age. They want more information than can be found on the website, including a calendar of events which not only includes the amenities provided by the Community Association (CA), but also club events and information. The residents want a way to access information easily on the website with hyperlinks to quickly access the information they need.

The residents love our location and community atmosphere. These aspects of our community should be highlighted and promoted on our website.

Residents liked the idea of being able to access *The News of Sun City Center* on our website, but can they find it?

In the comments, residents thought that information on hurricanes and closures should be on the website. One person thought SCC needed an App to access information on the website. You are encouraged to read all the comments that were given about the website.

## IN CONCLUSION

When looking closely at the survey results, it will be noticed that the website needs a total redo to interest people looking to retire to this general area. SCC is not being found online by people who have purchased here. The website is not fulfilling the needs of the people who live here. They want more information on clubs and amenities, and they want a quick way to see what is happening in the community, with a calendar of events that includes both clubs and amenities. People want to be able to go to their website to find out if there is something going on in their community. Many of the things they want to be able to find on the website are things that are currently there, including a list of available clubs and amenities, scheduled board meetings, and the local services

that help to support the community. The website is not reaching people who want to buy a home in this area.

The website must be considered a living entity serving living beings; it must be updated when new technology is available. It must provide the information that the community needs and will use. People looking for a place to live know to use the internet, but they are missing SCC online.

Goals:

1. Calendar of Events, including club events
2. More Club information
3. Community Alerts
4. Searchability/Ease of use. The community is not finding what is already on the website.