

APPROVED

MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, MAY 13, 2026
ROLLINS THEATER – 9 A.M.
and VIA ZOOM

DIRECTORS PRESENT

Ron Clark, President

Carrie Blaylock, Secretary

Jim Collins, Treasurer

Tony Rickert

Wayne Keyes

Geri Roberts

Arthur DeAngelis

Greg Eisman

OTHERS PRESENT

Lyn Reitz, Community Manager

Alisha Marshall, Recording Secretary

7 Members and 15 via Zoom.

DIRECTORS ABSENT

Julie Porto

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 8 Directors present.

II. APPROVAL OF MINUTES

Director Rickert **MOVED** the minutes of April 8, 2026, Board of Directors Meeting, the minutes of April 23, 2026, Supplemental Board of Directors Meeting and the minutes of May 4, 2026, Board of Directors Workshop be approved as submitted. **SECOND:** Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Blaylock gave the below:

Paul and Maribeth Shanley	\$ 50.00	Library Donation
GFWC Sun City Center Woman's Club, Inc.	\$ 25.00	Library Donation
Sun City Center Weavers Club	\$ 100.00	Funfest donation
Sun City Center Horseshoe Pitchers Association	\$ 235.00	Funfest donation
Monday Movies - First Quarter	\$ 513.00	Movie donation
Monday Movies - April	\$ 115.00	Movie donation
Total	\$1,038.00	

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS REPORT

Treasurer Collins reported on financials as of April 30, 2026:

Capital Fund	Current Fund Balance	\$4,987,198
	Pending Phase 1A Bill	\$ 934,705
	Available for 1B Build	<u>\$4,052,493</u>
Replacements Fund	Current Balance	\$1,491,928
Operations Fund Account	Current Balance	\$2,571,000
Fundraising Account	Current Balance	\$ 53,630

In April we had house transfers of 47 for which \$141,000 was added to the Capital Fund. The average house transfer for 2026 is now 39 a month.

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 stated it's now time for Special Purpose Committee Reports on the Nature Trail Report from Melanie Higgins. The last time she spoke to the Board regarding a new potential trail to be constructed on the parcel of land located on the north side of the canal. Melanie's report is attached.

President Clark now called up Director Roberts to provide an update on the Website Committee of which she is the chair. She went on to speak about the current work being done on the website which includes making all documents more "searchable" and accessible for everyone. The committee will be working closely with Digital Eel, the current website provider, to make the website more up to date. This includes updated photos to be taken by a professional photographer and an individual in the CA who can take aerial photos. Chair Geri Roberts went on to say that in conclusion they are moving ahead and hope this is what the community wants and will be helpful to the community, the residents, and individuals looking to purchase homes in Sun City Center. President Clark thanked Director Roberts for all the hard work the Website Committee has accomplished on making the site more searchable. He then stated that we are excited to have the website improved and be a better window to the outside world looking at the community.

IX. NEW BUSINESS

President Clark stated now on to new business items. He went on to explain that to the casual viewer, either at home or in-person, it may appear that the board doesn't really discuss these new business items very much. However, the keen observer knows that the board has already discussed most of the items at a workshop and/or supplemental meeting. He explained the process for the supplemental meeting as a meeting for the board to discuss potential future New Business items. CA members are able to attend the Supplemental meeting. In the workshop, topics are discussed and the Boards receives input from membership which allows the board to decide which topics will be put on the agenda for the next board meeting. Thus, their discussions are short and sweet at the board meetings as the items have already been talked about at length. President Clark spoke about the motions being made at this meeting and asked any of the directors not making a motion if they would like to take motion number four. Director Roberts volunteered to take the motion due to the absence of Vice President Porto who was originally going to give the motion. With that decision he turned the first agenda item over to Treasurer Collins.

1) Approval of amending policy III. Members 3.04 Financial Hardships (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve to amend policy III. Members 3.04 Financial Hardships per the attached revised documents.

SECOND: Director Roberts

President Clark asked Treasurer Collins to explain the reasoning behind this amendment. Treasurer Collins stated the policy was revised to improve how the hardship panel conducts themselves, how applicants are accepted, and to improve the hardship policy procedure. The Board of Directors have communicated on this matter several times and the policy is the final conclusion on what the revision will be. President Clark declared that this allows for more definition as far as the process, what forms are needed, and how meeting with the three-person panel made up of directors proceeds while keeping all information confidential.

VOTE: Unanimous in favor by voice vote. Motion carried.

President Clark said now on to item number two the approval of the Community Foundation Tampa Bay loan for Phase 1B which also goes to Treasurer Collins.

2) Approval of the Community Foundation Tampa Bay loan for Phase 1B (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve the Community Foundation Tampa Bay loan in the amount of 3 million dollars at 4.4% interest for Phase 1B.

SECOND: Director Roberts

President Clark remarked that this item has been discussed several times before.

VOTE: Unanimous in favor by voice vote. Motion carried.

Community Manager Reitz pointed out that this was consistent with a membership vote in December 2025 that approved both the project, the total cost, and the loan. President Clark confirmed that this was approved by membership on the December referendum by 78 to 22% positive rate. So, this is following through on what the membership has approved. This is to sign the contract for the loan so that's why the board has voted. Item number three on the agenda is a new club for CLD/Director Eisman.

3) Approval of the new Sisters Jump & Glow Club (CLD/Director Eisman)

CLD/Director Eisman **MOVED** that the board approve the Sisters Jump & Glow Club. They will only be scheduled in Rooms 3, 4, and 5 of Community Hall.

SECOND: Director DeAngelis

President Clark asked CLD/Director Eisman to describe the new club. CLD/Director Eisman went on to say that it's rather simple. It's just as the title explained, a jump rope club. They are going to do some community outreach. The reason for rooms 3, 4, and 5 is so the jump ropes

don't negatively impact flooring, carpeting, or hardwood floors in any building. This club will only be at Community Hall to do their jump roping.

VOTE: Unanimous in favor by voice vote. Motion carried.

President Clark stated that the fourth item is regarding approving a policy to add credit card usage. As mentioned earlier, this topic goes to Director Roberts.

4) Approval of adding to policy III. Members 3.08 Credit Card Usage (Director Roberts)

Director Roberts **MOVED** that the Board approve adding to policy III. Members 3.08 Credit Card Usage. A. All credit card usage fees, at present 3%, will be passed on to the individual user at time of sale for guest cards, entertainment tickets, and fundraising payments.

SECOND: Secretary/Director Blaylock

President Clark spoke on becoming a cashless society where many individuals are just walking around with plastic in their pockets, it might be helpful to the membership to have the option of paying by credit card. Payments can still be made by cash or check; it just depends on the preference of the person making the payment. However, if the person decides to pay by credit card, the CA will be passing on a 3% fee as the credit card company requires.

VOTE: Unanimous in favor by voice vote. Motion carried.

The next item on the agenda is lighting of the lawn bowling facility, and this goes to Treasurer Collins.

5) Approval of the Lawn Bowling light fixture replacement (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve a contract with Bates Electric to replace all Lawn Bowling light fixtures in the amount of \$21,967.80 to be expensed from Replacement Account #76050-000-4.

SECOND: Director Rickert

President Clark explained that since the lights are being upgraded down at South Campus, the Board reviewed the lights on the North Campus. The lights for lawn bowling are very old, and three fixtures need to be replaced for a cost that would be over the amount of \$7,000. So, instead all 22 fixtures will be replaced at a cost of \$21,968. It makes more economical sense as long as the contractor was onsite to go ahead and replace all 22. Community Manager Reitz stated that the new fixtures are better energy efficient lights. President Clark mentioned that they would lower operating costs, which is also part of dues.

VOTE: Unanimous in favor by voice vote. Motion carried.

The sixth item is regarding recarpeting the Eberhardt Building which is also Treasurer Collins.

6) Approval of recarpeting of the Eberhardt Building (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve a contract with Perfect Choice Flooring for the recarpeting of the Eberhardt Building in the amount of \$12,937.43 to be expensed from Replacement Account #76802-000-4.

SECOND: Secretary/Director Blaylock

President Clark quantified that this is a replacement. So, the money, as Treasurer Collins mentioned, comes from the Replacement Account. All of these motions are to keep the campus looking good, keep it modern, and attractive. Again, this is the Replacement account which is funded by the annual dues. President Clark asked for questions or comments and Treasurer Collins had a member ask why carpeting and not hardwood flooring. Community Manager Reitz joined the conversation stating that she's done the research and with the banquet type rooms there was a ton of chair and table movement which damages the flooring. This would shorten the life span of the flooring. Carpet tiles were chosen as if there is damage, i.e., a spill, then that tile piece could be removed and replaced.

VOTE: Unanimous in favor by voice vote. Motion carried.

The final item on the agenda is the purchase of two air conditioning units for the Florida Room to Treasurer Collins.

7) Approval of the purchase of two a/c units. (Treasurer Collins)

Treasurer Collins **MOVED** that the board approve a contract with Independent Air Conditioning for the replacement of two a/c units for the Florida Room in the amount of \$42,332 to be expensed from the Replacement Account # 76100-000-4.

SECOND: Director Rickert

President Clark said that this is normal maintenance for the CA property. He asked Community Manager Reitz to give a more in-depth explanation. Community Manager Reitz declared that both air conditioning units are thirteen years old, so they have functioned as needed. One of the units is inoperative and the other one is sluggishly working. If both of the units are done at the same time, with board approval, \$2,200 is saved for cranes. As the crane would only need to be rented once. As the Florida Room is a highly used entertainment room, this would fix this issue as quickly as possible.

VOTE: Unanimous in favor by voice vote. Motion carried.

Director Rickert asked for clarification about the Replacements Account and was told there are two replacement accounts. One for furniture and equipment replacement account and the major asset replacement account.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Rickert **MOVED** the meeting to be adjourned. **SECOND:** Director DeAngelis **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:41 a.m.


Carrie Blaylock, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Linda Grabowski

President Report – May 13, 2026, Board Meeting

The construction of the new Applied Arts Building continues. The General Contractor (DFG) now has a schedule showing the building completed by June 15th and the site work completed by mid-July. We are working to have those schedules improved. Challenges include installation of the revised stormwater drainage system and State/County final approval of the Water and Sewer connections that DFG installed in March.

The Board continues to negotiate with a preferred vendor on a contract to operate the new restaurant in Phase 1B. A verbal understanding has been reached, and we are finalizing a written contract for the Board to review. Our architect is collaborating with the vendor on the interior design of the restaurant and bar. The selected vendor will be providing approximately \$500,000 worth of equipment to outfit the facility.

The County has made timely progress on repairing sidewalks and repaving roads. In May they completed paving the 6 roads they had scheduled for completion by September 2026. They have 3 roads scheduled for completion by the end of 2026 and 4 major roads (E & W Del Webb, Platinum, S Pebble) by the end of 2027.

Concerning the closed golf courses, the original zoning of the North Course allows 6 homes per acre, and Sandpiper and Caloosa Greens would need to be rezoned by the county unless they remain as open green space. Most of the County Commissioners have shown a reluctance for such rezoning. The CA Board has been asked why it remains neutral regarding ClubLink's (CL) potential development of the golf courses. The decision to remain neutral was made by the Board in 2022 based on input from legal counsel as well as for practical reasons. There has been no development plan filed with the county to take a reasoned and thoughtful position on. Taking an adversarial position now would reduce our ability to have a constructive dialog with CL about their taking action on complaints from CA members who are abutters. Many times, we have asked CL to address maintenance issues such as grass mowing, picking up downed trees and limbs, spraying ponds for weeds, removing a dead alligator, etc., and CL has been responsive. Best to stay alert and see what if anything is submitted to the county. That will be the time for the Board to take a thoughtful position based on the facts.

As you will shortly hear once again, the Community Foundation of Tampa Bay is providing the CA with a \$3 Million Loan to build Phase 1B 3 years earlier. The Foundation needs volunteers to be on their South Shore Council that covers a large portion of Hillsborough County, including SCC. Please contact me if you would like to be involved in this rewarding activity of matching the needs of communities and charities with donations from generous donors.

The Community Association is a wonderful place to live and will continue to be so based on the improvements being made to our campus. As the recent BBC film crew star said, "There is no limit to the amount of fun that one can have here!" As always, let's all remember to be respectful, positive, and kind while having fun in our senior years.

Sun City Center Community Association

Board of Director's Meeting

May 13, 2026 from Lyn Reitz, Community Manager

Applied Arts Building — Our schedule has been impacted slightly by some stormwater issues. We are working through them and have a tentative schedule for receiving the TCO in early to mid-July. I have a walkthrough scheduled with the clubs this month.

Food Truck — Make sure you stop by the “Got Lobsta” food truck tonight from 4pm to 7pm at the circle and get your fresh Maine lobster roll. I hear they are amazing and sell out fast.

Bandstand Concert — Make sure you attend the outdoor concert on May 27th at 6pm. The band is “EQ the Little Big Band”. CC’s Café will have food for sale for this event.

July 4th Events — we will be having our July 4th Bandstand Event with Entertainment at the Bandstand and Pool area, a food vendor and free ice cream sandwiches while they last. We will also have our 4th of July Breakfast at the Community Hall. Stay tuned for more information. There are sign-up sheets at the back tables if you would like to volunteer to work at the breakfast.

On Going Projects — We are still working on numerous projects throughout both south and central campus and will continue for the next couple of months. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for any 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. It is a great way to stay on top of CA information.

Resident Count — As of April total residents were 11,233 and total membership dues were 11,356. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

The Audubon Club has proposed that a short trail be constructed on the parcel located on the north side of canal. This trail would start at the canal and end at a picnic area alongside the existing lake. This is an update of what has transpired since the board approved proceeding with a wetland delineation and pre-application meeting.

Phase One of the project includes an 8 foot wide trail from the north side of the canal to the lake including a pre-fabricated steel bridge over a ditch in close proximity to the proposed picnic area. It does NOT include any side trails through wetlands, the viewing platform, or a bridge over the canal, which can be added at a later date.

1. Quest Ecology Inc. biologists surveyed the property following the proposed trail route. **Quest plotted wetland lines and submitted a memo outlining the work done and recommendations.**
2. A follow-up pre-application meeting with the Environmental Protection Commission of Hillsborough County was held. In attendance were representatives from EPC and Quest Ecology; Lyn Reitz, Community Manager; Melanie Higgins, Conservation Chair, Audubon Club, and Dalton Chesser, Southeastern Land Solutions.

There was some discussion regarding the ditch crossing. In the meeting EPC stated that the project would likely come under EPC Rule "Miscellaneous Activities in Wetlands" requiring a permit (\$386). **EPC produced meeting minutes which were distributed to attendees.**

WE NEED MONEY!

The estimate for tasks associated with permitting are between \$5,000-10,000. Costs are dependent on conditions in the field and determinations by government entities.

The estimate for trail construction is between \$5,000 and \$8,000. Costs are dependent on field conditions and actual start of construction.

The estimate for purchase, shipping, assembly and installation of the bridge is \$15,000 - \$20,000. Costs are dependent on actual time of order and shipping costs at the time of shipment.

That amounts to a range of \$30,000 - \$58,000 for completing Phase One of the project from start to finish.

The Audubon Club and the Fund Raising Committee of SCCCA propose to pursue grant funding to cover the costs associated with completion of this trail extension.

We are currently preparing a grant application to TECO and will ask for \$20,000 to cover costs for permitting and construction.

We are researching other grant opportunities and the Audubon Club is continuing with fundraising efforts.