

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, MAY 14, 2025
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

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

Tony Rickert
Nancy McCall
Julie Porto
Geri Roberts

Arthur DeAngelis

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
CSA Ashley Stewart
9 Members and 10 via Zoom.

DIRECTORS ABSENT

None

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 9 Directors present.

II. APPROVAL OF MINUTES

Director Rickert **MOVED** the minutes of the April 9, 2025 Board of Directors Meeting, the minutes of April 24, 2025 Supplemental Board of Directors Meeting and the minutes of the May 5, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** Director DeAngelis **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Secretary's Certifications – Secretary Caneen's Certifications are attached.

Acknowledgements – Secretary Caneen's report is attached.

Thank you for purchasing Historical Bricks – Secretary Caneen's listing is attached.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS REPORT

Treasurer Collins reported on financials as of April 30, 2025. The Operating Fund had a balance of \$3,442,357.24. The Capital Fund balance was \$6,899,250.21. The Replacement Fund balance was \$1,071,040.98 and the Renovation Fund had a balance of \$74,324.34. In April we had house transfers

of 42 for a net of 42 for which \$126,000 was added to the Capital Fund. The average house transfer for 2025 for 2025 is now 37 a month.

He went on to comment that a number of members approached him regarding the numerous “For Sale” signs that are around the community with nothing being sold. Vice President Collins went on to declare that if your home is priced correctly it will sell. The prices from two to three years ago are not the prices the homes should be priced at. The 42 home sales are a very high number and he hopes it stays that way. President Clark proceeded to commend Treasurer Collins on his excellent point and confirm that home prices are not what they were during the Covid years when they were transferring about 50 homes a month. The CA Board had budgeted or planned on 35 a month so with the average through April that’s a good number. He went on to speak about how it was mentioned that there is about \$6.9 million in the Capital Fund. However, approximately \$4 million will be used for Phase 1A, the volleyball courts, and pickle ball courts. So, there is probably only under \$3 million dollars available to spend on new projects. This is the reason for all the fund raising for Phase 1B and looking into alternative financing.

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 asked Director McCall if she had any updates for the Fundraising Committee. Director McCall stated the Do you Wanna Dance? Club is having a dance at Community Hall this Saturday, May 17th and that all proceeds will benefit the Future Facilities Fund. The doors for this event will open at 5 p.m. and that Hot Diggity Dog Snack Shop will be there with food and drinks for sale. The band playing is TC and Sass. Additionally, she also mentioned that with the bricks placed at the Historical Marker, people have inquired on purchasing bricks. An order for bricks is going in next week (the week of May 19th) so please purchase by then. President Clark applauded Director McCall on her hard work on the fund-raising events that everyone attending has enjoyed. He then inquired if there were any further special purpose reports and the Board said there were no further committee reports so on to New Business.

IX. NEW BUSINESS

President Clark stated that the first item on the agenda is updating the animal service policy where nothing is changing for service animals, it will now define what a service animal is and state that an emotional support animal is not a service animal. Additionally, non-service animals could be barred from special campus events at the request of the Board if notice is provided. He then extends the motion to Director McCall.

- 1) Approval amending policy VI. Facilities 6.01 A 12. Animals (Director McCall)

Director McCall MOVED that the Board approve policy VI. Facilities 6.01 A 12. (see attached).

SECOND: Director Rickert **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark stated that the second item on the agenda is the new behavior policy and code of conduct for CA members. This will allow official reporting for improper behavior by a CA

member. There is already a procedure for employees so this procedure will be in place for members.

- 2) Approval to add VI. Facilities 6.01 A 16 General Etiquette and Code of Conduct and Appendix 6.01 C Etiquette Violation Form (Director McCall)

Director McCall **MOVED** that the Board approve adding VI. Facilities 6.01 A 16 General Etiquette and Code of Conduct and Appendix 6.01 C. Etiquette Violation Form. (see attached)

SECOND: Vice President Blaylock **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark declared the third item is not on the agenda and he turned this topic over to Community Manager Reitz to explain the issue. Community Manager Reitz explained that this one is being thrown on the agenda as an emergency item. The CA finally received a bid for the ambient gas heaters for both indoor pools that have been deteriorating. They have lasted a very long time, but unfortunately the chloramines get to the pieces and degrade them. Also, the venting for them has changed code. Thankfully, the CA was able to get a company to bid on the project. The company Gas Guru will work with the roofers to replace the six ambient heaters and venting the two that are not properly up to code. The amount is from the Replacement Reserves for \$20,550.00 and will allow the pool to be at proper temperature. This has also been discussed with the Chair of the Pool Committee who is in agreement.

- 3) Approval for a contract with Gas Guru in the amount \$20,550.00 to replace six ambient pool heaters and bring venting up to code. (Vice President Blaylock)

Vice President Blaylock **MOVED** that the Board approve a contract with Gas Guru in the amount of \$20,550.00 to replace six ambient pool heaters and bring venting up to code. This will be expensed from Replacement Reserve Account – Gas Heaters - #76500-000-4.

SECOND: Director Roberts **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark stated that the fourth item on today's agenda is an update on the 2025 Club reporting. He gave this item to CLD and Vice President Blaylock.

- 4) 2025 Club Reporting update (VP/CLD Blaylock)

CLD/Vice President stated that as of this point in time there are 105 affiliated clubs. In those affiliated clubs 6,201 residents using them. There are seven 501(c)3 clubs that have a total of 2,770 people in them. Now, the 501(c)3 are the Men's Club, the Hope Fund, and Save Sun City Center do not report their membership numbers to CLD Blaylock. So, the 2,770 number excludes the individuals attending any of those organizations' meetings. The Computer Club, Duplicate Bridge, and the German American Club do share their numbers so that 2,770 is just for these aforementioned clubs. Now for National clubs, there are 12, and they have a total of 618 members with 535 of those members being CA members. President Clark stated that the numbers given are memberships not people. CLD Blaylock clarified that only on the 501(c)3 and National clubs are memberships, the affiliated clubs are just CA members. However, per President Clark, there is no way to delineate when a CA member is in multiple clubs and thus it is a count of memberships and not of individual people. Director Porto thanked Director Blaylock for doing such a nice job with all the CA's clubs.

X. GOOD & WELFARE

Deputy Merry came up to the microphone to go over several items. The first item is to simplify Community Manager's report on the roads being paved in the south campus property. Only one road is for vehicles, the others are not vehicle roads as they are golf cart roads.

Deputy Merry is still working with FDOT and Hillsborough County on the safety of golf carts crossing SR 674.. He said they have been quite receptive on some of the safety recommendations for Sun City Center Boulevard. They are still working on the comprehensive state safety study to see what else can be done. This includes elongating turn lanes, putting the cameras on traffic management, delaying the light sequences in between lights, and a few other different things so that number of accidents can be lower on this road.

The last item was cryptocurrency scams which are really prevalent right now. He went on to introduce his new Community Service Aid, Ashley Stewart who is in the office from 7:00 a.m. to 3:30 p.m. Monday through Friday. In her time in the office, she's already taken several cryptocurrency scam reports. It is on the rise and anybody who approaches you with cryptocurrency be very, very skeptical.

President Clark welcomed Ashley Stewart and thanked her for the help in the community, it's appreciated. He also thanked Deputy Merry for his follow through on the golf cart crossing issue. People have approached President Clark regarding the golf cart crossing issue. Rest assured that Deputy Merry and other folks from Hillsborough County are working with the State to try to improve the safety of a golf cart crossing.

XI. ADJOURNMENT

Director Porto **MOVED** the meeting to be adjourned. **SECOND:** Director McCall **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:35 a.m.

Debbie Caneen, Secretary

Handwritten signature of Debbie Caneen in black ink, followed by a large, stylized 'AM' in the same ink.

/Am

Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Daniel McCausland



APPROVED

Sun City Center Community Association, Inc.

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the approval of amending policy IV. Facilities 6.01 7. g. Two posters, only if separate events in the same month, will be allowed at the kiosk and bulletin board 8 ½" x 11" only. Otherwise only one 8 ½" x 11" will be allowed on the kiosk and on the bulletin board. Posters are approved by the Entertainment Director was held on April 24th, 2025.

Voting for the policy amendment was unanimous, motion passed.

Debbie Caneen / AM

Debbie Caneen
Corporate Secretary



Sun City Center Community Association, Inc.

APPROVED

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the approval of the emergency roof repair for the flat roof over Sawdust Engineers, Ceramics, Sheriff's Office and pool pumps was held on April 24th, 2025.

Voting for the roof repair was unanimous, motion passed.

Debbie Caneen
Corporate Secretary



APPROVED

Sun City Center Community Association, Inc.

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the approval of the Board of Directors endorsed letters sent to state officials for HB943 and SB1730 on May 5th, 2025.

Voting for the letters sent was unanimous, motion passed.

Debbie Caneen / AM

Debbie Caneen
Corporate Secretary



APPROVED

Sun City Center Community Association, Inc.

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the approval of the Hardship Case for Member number 23626 in the amount of \$344 to be taken from the Hardship Fund Account # 407200-000-1 to cover this expense on May 5th, 2025.

Voting for the Hardship Case for Member number 23626 was unanimous, motion passed.

Debbie Caneen / AM7

Debbie Caneen
Corporate Secretary



APPROVED

Sun City Center Community Association, Inc.

SECRETARY'S CERTIFICATION

I, Debbie Caneen, as Corporate Secretary of the Sun City Center Community Association, Inc. hereby certify that I am the duly elected and appointed Secretary and keeper of the records and the corporate seal of the Sun City Center Community Association., a corporation organized and existing under the laws of the State of Florida and that a properly called meeting of the Board of Directors for the approval of the Community Association sponsoring the Charity Event tentatively scheduled for February 11th, 2026. 100% of the profits to benefit the Emergency Squad, Security Patrol, and Good Samaritans. No Community Hall rental fee set up/take down fee. This would be considered a CA event and thus ticket sales by a CA employee at the Atrium (with an event helper) and a poster provided by the event would be posted on the CA event bulletin board on May 5th, 2025.

Voting for the CA sponsoring the Charity Event in February 2026 was unanimous, motion passed.

Debbie Caneen / AM

Debbie Caneen
Corporate Secretary

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Corn Hole Club	\$ 60.00	Fun Fest - Operations Fund
Karen Kester	\$ 100.00	Capital Fund
Cash	\$ 700.00	Future Facilities Fund
American Legion	\$ 211.00	Fun Fest - Operations Fund
Potters Wheel Club	\$ 150.00	Fun Fest - Operations Fund
Stained Glass Club	\$ 104.00	Fun Fest - Operations Fund
Art Club	\$ 87.10	Fun Fest - Operations Fund
SCC Weavers Club	\$ 100.00	Fun Fest - Operations Fund
Bocce Club	\$ 100.00	Fun Fest - Operations Fund
Men's Club	\$ 200.00	Fun Fest - Operations Fund
Needlecrafters	\$ 100.00	Fun Fest - Operations Fund
Lapidary Club	\$ 293.50	Fun Fest - Operations Fund
Horseshoe Pitchers	\$ 200.00	Fun Fest - Operations Fund
Edward Cantrell	\$ 15,000.00	Library Donation
Battle of the Bands Showcase	\$ 3,448.00	Future Facilities Fund
Murder at Luigi's Pizzeria	\$ 3,360.00	Future Facilities Fund

Thank you to the following for purchasing Historical Bricks:

Al & Dianne Baker	\$250
Brian Gray	\$250
Keith Pomrenka	\$250
Russell Moody	\$100
Karen Cooper	\$100
Allen & Ginger Kramp	\$100
Peter Steitz	\$250
Beverly Havencamp	\$100
Janice Davis	\$100
Weavers Club	\$250
Nan Baytos	\$100
Nancy Feeman	\$250
Jackie Bowling	\$100

President's Report May 14, 2025 Board Meeting

Excellent progress continues to be made on the various projects to upgrade our Facilities. The two new Volleyball courts are substantially built and should be ready for play by the end of the month. The construction of the three new Bocce courts is well underway and the installation of the shade shelters will be the last key element to completing the project. Please visit our south campus to check them out and our other great sport facilities.

In the Central Campus.... the restrooms for the outdoor pool are being refreshed with a new coat of paint and lighting fixtures. Much progress has been made on the construction of the new 12,000 sq ft Applied Arts Building which is Phase 1A of the Central Campus Upgrade project. The walls are up and we expect the roof to be installed in the coming weeks. The project is still on track with final acceptance by the CA scheduled for April 14, 2026.

The Board continues to work with the Architect and General Contractor on Phase 1B which is the new 8,000 sq ft Rollins building and new 7,000 sq ft pool. The goal is to determine the final design and project cost this summer. The Board is also working on an alternative financing plan for Phase 1B and we have scheduled Town Hall meetings in the Community Hall at 5:00 PM on September 9th and October 14th to discuss. Please mark your calendar. If feedback is positive then this issue will be on the Referendum ballot for December 2nd & 3rd. As a reminder, all construction and financing costs would be paid from the Capital Fund and not from dues or assessments from members. Home buyers pay a \$3,000 fee into the Capital Fund.

Lastly, on April 25th the Board wrote letters to State Senator Jim Boyd and State Representative Michael Owen urging them to amend two bills being considered in the Legislature that would have allowed Affordable Housing to be built on golf courses under the Live Local Act that bypasses most local zoning approval. The Board also sent out a PSA email blast alerting members and suggesting they contact the above legislators. Our requests were heard and the bills were amended to remove Affordable Housing on golf courses under the Live Local Act. However, golf courses can still be developed for market rate housing under current zoning regulations. The closed North Course is currently zoned to allow 6 homes per acre. The closed Sandpiper and Caloosa Greens golf courses would need to be rezoned to allow development. A majority of our County Commissioners have publicly expressed their opposition to rezoning closed golf courses, and at this time we are not aware of ClubLink submitting any proposed development plans to the County.

That's all the news for now. We have so much to be thankful for in this vibrant and exciting community. Let's all be positive, respectful, and kind while having fun in our senior years!

Sun City Center Community Association

Board of Director's Meeting

May 14, 2025 from Lyn Reitz, Community Manager

Volleyball Project --- We are wrapping up the Volleyball Project and will soon have them open for the club. We will do a "Grand Opening" Event so stay tuned for a date and time. Even though the courts will be completed soon we will still need a bit of time to get all our final touches and safety items completed but we will wrap them up as soon as possible to get the area safe and playable for the club. We also must have the final permit inspection done and signed off on.

Bocce Project --- We are wrapping up the Bocce Project and will soon have them open for the club. We will do a "Grand Opening" Event so stay tuned for a date and time. Even though the courts will be completed soon we will still need a bit of time to get all our final touches and safety items completed but we will wrap them up as soon as possible to get the area safe and playable for the club. We also must have the final permit inspection done and signed off on.

Applied Arts Building Project --- The construction project is going very well and all inspections coming in passed. Working on securing products for cost savings. The small house will come down soon just reviewing contracts to get the best pricing.

Asphalting South Campus Roads --- Now that we are wrapping up construction projects we will finish this paving project in the next month. Stay tuned for a few temporary road closures while this is completed.

Contractors and Employees Working --- Please do not stop contractors or employees from completing their jobs. Whether it be landscapers, painters, concrete, fencing, plumbing, electrical, etc. These contractors and/or employees have jobs to do and time frames to do them in and we do apologize if this is inconvenient to you but we only have certain time available for these repairs/replacements/upgrades and they need to be completed.

On Going Projects --- We are working on numerous projects throughout both south and central campus and we have started our Phase 1a construction. Please be aware of your surroundings and make sure to follow signs and stay clear of fenced, coned, and roped off areas for your safety. Please also do not disturb any orange protective tree barriers as they are permitted and must remain in their locations throughout the construction period. We apologize for an 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 11,226 and total membership dues were 11,323. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

12. 12. Animals *(Added 5/13/09) (Amended 1/12/11) (Amended 5/14/25)*

This purpose of this policy is to comply with federal, state, and local laws and regulations and to encourage and promote a safe and accommodating environment in or on land, buildings, and facilities owned or operated by Sun City Center Community Association, Inc. (the "Association"). Except for and excluding service animals, no animals are allowed in or on buildings owned or operated by the Association, in or on land owned or operated by the Association during any outdoor special event when either a "no animals" notice is posted or a "no dog" notice is posted at or with respect to that event. In addition, no animals are allowed in or on land owned or operated by the Association during any outdoor special event if the presence of animals is prohibited at that event by federal, state, or local law. Clubs that sponsor a pet show must provide insurance coverage obtained for such event, if needed. Requests are reviewed the CLD with CA Board and Community Manager approval.

a. Definitions

i. Service Animal: "Service animal" means an animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. The work done or tasks performed must be directly related to the individual's disability and may include, but is not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks. A service animal is not a pet. For the purposes of this definition, the term "service animal" is limited to a dog or a miniature horse. For purposes of this definition, the crime-deterrent effect of an animal's presence and the provision of emotional support, well-being, comfort, or companionship do not constitute work or tasks performed by a service animal.

ii. Miniature Horse: A "miniature horse" is a horse that generally ranges in height from 24 inches to 34 inches measured to the shoulders and that generally weighs between 70 pounds and 100 pounds. The regulations for the Americans with Disabilities Act ("ADA") set out four assessment factors to assist the Association in determining whether a miniature horse can be accommodated in or on land, buildings, and facilities owned or operated by the Association. The assessment factors are: (a) whether the miniature horse is housebroken; (b) whether the miniature horse is under the owner's control; (c) whether land, buildings, and facilities owned or operated by the Association can accommodate the miniature horse's type, size, and weight; and (d) whether the miniature horse's presence will not compromise legitimate safety requirements necessary for the safe operation of land, buildings, and facilities owned or operated by the Association.

b. Federal Laws and Regulations

- i.** Under the ADA, service animals are permitted to accompany an individual with disabilities in all areas of land, buildings, and facilities owned or operated by the Association where the general public is allowed. The work done or tasks performed by a service animal must be directly related to that individual's disability.
- ii.** The ADA does not recognize emotional support animals or pets as service animals. An individual who uses service animals is not exempt from local animal control or public health requirements. Service animals are subject to local licensing and registration requirements.
- iii.** According to the U.S. Department of Justice, there are individuals and organizations that sell service animal certification or registration documents online. These documents do not convey any rights under the ADA and the U.S. Department of Justice does not recognize them as proof that an animal is a service animal.

c. State Laws and Regulations

- i.** Florida Statutes section 413.08 permits an individual with disabilities to be accompanied by a service animal in all areas of land, buildings, and facilities owned or operated by the Association where the general public is allowed. The work done or tasks performed by that service animal must be directly related to that individual's disability. Florida Statutes section 413.08 does not recognize emotional support animals or pets as service animals.
- ii.** Any person, firm, or corporation, or the agent of any person, firm, or corporation, who denies or interferes with admittance to, or enjoyment of, any areas of land, buildings, and facilities owned or operated by the Association where the general public is allowed, or with regard to any areas of land, buildings, and facilities owned or operated by the Association where the general public is allowed, otherwise interferes with the rights of an individual with a disability or the trainer of a service animal while engaged in the training of such an animal commits a misdemeanor of the second degree punishable as provided in Florida Statutes section 775.082 or Florida Statutes section 775.083 and must perform 30 hours of community service for an organization that serves individuals with disabilities, or for another entity or organization at the discretion of the court, to be completed in not more than 6 months.
- iii.** A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal or as a trainer of a service animal commits a misdemeanor of the second degree, punishable as provided in Florida Statutes section 775.082 or Florida Statutes section 775.083 and must perform 30 hours of community service for an organization that serves individuals with disabilities, or for another entity or organization at the discretion of the court, to be completed in not more than 6 months.

iv. The service animal must be under the control of its handler and must have a harness, leash, or other tether, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means. Such leash or tether must not exceed six feet in length, unless a longer length is required by applicable law.

v. Documentation that a service animal is trained cannot be a precondition for providing service or access to the handler of that of that service animal. Any person, who is in or on any areas of land, buildings, and facilities owned or operated by the Association where the general public is allowed, is not permitted to ask about the nature or extent of that handler's disability. To determine the difference between a service animal and an animal that is not a service animal (e.g., a pet or emotional support animal), a person, who is in or on any areas of land, buildings, and facilities owned or operated by the Association where the general public is allowed, is permitted only to ask if an animal is a service animal required because of a disability and to ask what work or tasks that animal has been trained to perform.

d. Local Laws and Regulations (Hillsborough County, Florida)

i. All owners of service animals, all trainers of service animals, and all owners of animals that are not service animals (e.g., pets and emotional support animals) must adhere to, and comply with, local ordinances regarding such animals, including licensing, control, and leash laws.

ii. Hillsborough County, Florida laws and regulations foster the health and safety of the general public, residents of Sun City Center, Florida, and visitors of Sun City Center, Florida, including the enforcement of guidelines for the behavior and control of service animals and animals that are not service animals. By law, the unattended tethering of dogs is banned in Hillsborough County. Tethering is not allowed unless the owner of the dog remains outside with the dog while it is tethered.

e. Enforcement and Compliance

i. The Association is responsible for enforcing this policy.

ii. If a member of the Association, or any person who is on the staff of the Association, suspects that any animal is in violation of this policy, then that member or that person should notify an officer of the Association, a member serving on the Association's board of directors, or the Association's community association manager.

iii. To the extent permitted by applicable law, penalties for non-compliance with this policy may include warnings, fines, or removal of an animal from land, buildings, and facilities owned or operated by the Association.

f. Contact Information For questions or concerns regarding this policy, residents of the Sun City Center, Florida community may contact the Association's community association manager.

16. General Etiquette and Code of Conduct (Added 5/14/25)

Purpose

The Community Association of Sun City Center is a shared space intended for relaxation and enjoyment. By adhering to these guidelines, residents can help ensure a positive experience for all. This policy outlines expectations for civil behavior and communal tolerances on Community Association property to ensure a safe, enjoyable, and respectful environment for all residents and their guests as well as staff.

a. General Policy

All residents and guests are expected to conduct themselves in a manner that promotes respect, comfort, and enjoyment for all individuals while using the CA facilities and clubs. Inappropriate behavior may result in loss of privileges.

b. Expected Behavior

Residents and their guests must adhere to the following guidelines:

i. Respectful Interaction: Engage with others in a courteous manner.

Use polite language and be considerate of different viewpoints and personal space.

c. Guest Policy

Residents may bring guests, but they are responsible for their guests' behavior. Guests must follow all the same rules and guidelines outlined in a club's by-laws and/or at a CA facility.

d. Health and Safety

i. Health Considerations: Individuals who are ill or have infections (including, but not limited to, skin infections, open wounds, or gastrointestinal illnesses) should refrain from using the CA facilities.

ii. Supervision: Children under the age of 18 must be supervised by an adult at all times. Adults are responsible for the safety of minors in their care.

iii. Emergencies: In case of an emergency, residents should follow posted guidelines and contact appropriate authorities (e.g., call 911).

e. Enforcement of Policy

i. Management reserves the right to enforce this policy at their discretion. Violations can lead to verbal warnings, temporary suspension, or permanent loss of CA privileges, depending on the severity of the infraction.

f. Reporting Issues

i. Residents and staff should report any concerns or violations of this policy to the community management office. Forms can be found online or in the CA office. Complaints will be addressed promptly and confidentially. (Appendix 6.01 C)

Appendix 6.01 C



**Sun City Center Community Association
Etiquette Violation Form
Submit this form to the Community Manager**

*Please submit this form to the SCC CA Office Desk (or)
(If you wish to use e-mail to submit this form, please duplicate the format in your e-mail.)*

Please mark appropriate Box:

() Staff () Director () Member () Guest () Renter

Name: _____ **CA number if member** _____
Please print Name Here

Phone Number: _____ **E-mail Address:** _____

If Guest, Guest Name: _____

Location of Violation: _____ **Date and Time of Violation:** _____

Any Witness(es) to this Violation: Please PRINT names below and identify if Staff or Director:

Please attempt to clarify this Violation:

In the space below, please describe what led up to the violation and what actions were taken at the site. List any action taken since the Violation. **You may attach a separate sheet if needed.