

MINUTES
BOARD WORKSHOP
MONDAY, MAY 5th, 2025
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

Ron Clark, President	Arthur DeAngelis
Carrie Blaylock, Vice President	Tony Rickert
Debbie Caneen, Secretary (Zoom)	Nancy McCall
Jim Collins, Treasurer	Julie Porto

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
6 members present and 15 via Zoom

Directors Absent: Geri Roberts

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

The following items were discussed:

Service Animal Policy

President Clark stated that the first item on the agenda is the Service Animal Policy. He stated that the Board of Directors discussed this matter at the Supplemental meeting and basically nothing changes from the existing policy for service animals. They are still allowed in buildings and on property grounds, the only thing that is changing is that non-service animals could be excluded from outdoor facilities or events by the Board of Directors. If there is a special event, such as Fun Fest, the Board could issue a notice that dogs are not allowed. This policy also defines what a service animal is, even includes a service horse and states that emotional support animals are not service animals. There are two changes to the Supplemental draft that the Board wanted to have included. The first is a leash or tether must not exceed six feet in length unless longer length is required by applicable law. The second edit is that 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. An extended Board and CA member discussion followed and President Clark approved having the Service Animal Policy on the May 14th agenda.

Behavior Policy

President Clark specified that the second item on the agenda is the Behavior Policy. President Clark advised this is something the Board and Internal Audit Committee has been working on. It puts into place a method where the inappropriate behavior of CA members can be reported. He clarified that there is already a separate policy governing employees' inappropriate behavior. Board discussion preceded regarding the Behavior policy and corresponding Etiquette Violation Form and President Clark approved the Behavior Policy to be on the May 14th agenda. President Clark thanked Director Porto and the IAC for all the hard work put in regarding this policy.

Letters to State Officials regarding House Bill 943 and Senate Bill 1730

President Clark mentioned that the third item on the agenda is the letters to State Officials regarding HB943 and SB1730. He explained that on April 16th there was a Save Sun City Center meeting at Community Hall that he attended where Adam Gormly (County Director Development Services Department) was in attendance. Mr. Gormly spoke about how the County Commissioners were not in favor of rezoning the golf courses in Sun City Center for residential use. President Clark has collaborated with him for CA building permits so he sat with Adam Gormly and Mr. Gormly stated there are bills going through the legislature regarding affordable housing on golf courses. The bills are House Bill 943 and Senate Bill 1730 and it was said they had a good chance to pass. This generated an email from the CA to the membership advising everyone that they may want to reach out to the State Representatives to express their opinion. At that time, Senate Bill had already passed 36 to 0 and our Senator Boyd voted for the bill. President Clark had a conversation with Representative Mike Owen who had concerns about HB943. President Clark asked Representative Owen to try and make an amendment that would state that planned development communities, land next to 55+ communities, and golf courses would not be allowed. The Board of Directors sent letters and an email on April 25th signed by President Clark. The letter to Representative Owen requested the above amendments be made to HB943 before it passed the House. The letter to Senator Boyd asked that he reopen SB1730 and have the amendments added. The letter to Governor DeSantis asked that he not sign the bills unless they included the amendments. During the week of April 28th, Representative Owen was able to get HB943 amended to exclude golf courses as eligible for Affordable Housing under the Live Local Act. Senator Boyd was able to get the SB1730 brought back up and amended likewise. President Clark asked the Board of Directors to officially endorse the letters sent on April 25th to each state official.

- 1) Approval of the Board of Directors endorsing the letters sent to each legislator regarding HB943 and SB1730 (Director Porto)
Director Porto **MOVED** that the Board approve endorsing the letters sent to each legislator regarding HB943 and SB1730.

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

Hardship Case

President Clark cited the fourth item not on the agenda item is the approval of a Hardship Application. He then proceeded to hand this topic over to Treasurer Collins. Treasurer Collins, who is Chair of the Hardship Committee, stated that there was one CA member who submitted additional information so the Hardship Committee met and voted to grant the Hardship waiver.

- 2) Approval of a dues waiver for 2025 based on the recommendation of the Hardship Panel for the following member number 23626. The amount of \$344.00 will be taken for the Hardship Fund Account #407200-000-1 to correct this expense (Treasurer Collins)
Treasurer Collins **MOVED** that the Board approve a dues waiver for 2025 based on the recommendation of the Hardship Panel for the following member number 23626. The amount of \$344.00 will be taken for the Hardship Fund Account #407200-000-1.

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

Charity Event

- 3) President Clark said the fifth item not on the agenda is the CA sponsored Charity event. He recalled there were two events prior, one that the Board sponsored for Moffitt Cancer Center and one for the Cancer Society that was sponsored by the Pickleball club. This third Fundraising event is tentatively scheduled for February 11th, 2026 and would benefit the Emergency Squad, Security Patrol, and Good Samaritans.

Secretary Caneen **MOVED** that the Board approve 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.

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

Motion to adjourn made by Director Porto, seconded by Director Rickert. Meeting adjourned at 9:38 a.m.
Audience participation and discussion of various items ended at 9:41 a.m.

Alisha Marshall



Recording Secretary