

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 12, 2025
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Vice President
Debbie Caneen, Secretary
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
12 Members and 15 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 September 29, 2025 Board of Directors Workshop, the minutes of the October 8, 2025 Board of Directors Meeting, the October 14, 2025 Town Hall, the October 23, 2025 Supplemental Board Meeting, and the minutes of the November 3, 2025 Board of Directors Workshop be approved as submitted. **SECOND:** Director McCall. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen's report attached.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Collins reported on financials as of October 31, 2025

Capital Fund

	Current Fund Balance	\$5,644,429
	Pending 1A Bill	<u>\$1,890,998</u>
	Available for 1B Build	<u>\$3,753.431</u>
Replacement Fund	Current Balance	\$1,169,427
Operations Account	Current Balance	\$1,559,228
Renovations Fund	Current Balance	\$89,265

There were 42 homes transferred for October with \$126,000 added to the Capital Account. The average number of homes transferred is now 36 per month for 2025.

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 if there were any Special Purpose Committee Reports. VP/CLD Blaylock advised those in attendance, either in person or on Zoom, that this year's Golf Cart Parade will be held December 6th and the theme is "Gingerbread Christmas." She asked that all participants be in line by 9:00 a.m. to give the judges an opportunity to view everyone's golf cart and make their decision. Immediately after the golf cart parade there will be a gingerbread scavenger hunt. Each club has been invited to build a gingerbread house. Thus, with the scavenger hunt participants have an opportunity to vote for the best gingerbread house. Community Manager Reitz designed and procured a truly impressive trophy. VP/CLD Blaylock encourages all CA members to either participate in the parade, in the scavenger hunt, or attend the parade. As a plug for Saturday, November 15th, all the craft clubs will be open for a "Shop before the Bird" event for early Christmas shopping.

President Clark asked if there were any other committee reports and Director Roberts said yes as the Communications Committee has an update on signage and surveys. She went on to say that her committee has been updating some signs. The most recent signs can be seen over at the Information Center. You can see several signs stating "Future Resident Parking" and with Community Manager Reitz's assistance the "Visitors" sign on Cherry Hills turned in the correct direction. The committee is continuing to work on signage for the community. They are also working on a survey for CA members for what they would like to view on the website. This survey will be distributed when CA members come into the CA office to get their annual sticker. Director Roberts stated she knows what her committee wants, but they also want to know what the community requires.

President Clark then moved to Director McCall. Director McCall declared a couple of items, the first is that the Ms. Sun City Center Pageant netted \$11,500. Second, the World of Dance is this Saturday, November 15th at Community Hall with the doors opening a 5:00 p.m., and lastly Par for the Chorus is having their Christmas show in Rollins Theater 12/6 after the golf cart parade..

President Clark inquired as to if there were any additional committee 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 order of business on the agenda is the Club Grill Usage Policy for the South Campus.

- 1) Approval to add the policy for Grill Usage by the South Campus Clubs to VI. Facilities 17. South Campus Grill usage (Director Porto)

Director Porto **MOVED** that the board approve to adding the policy for Grill usage by the South Campus Clubs to VI. Facilities 17. South Campus Grill usage to state this policy governs the safe use, maintenance, and storage of grills owned and operated by community clubs located on the South Campus Complex.

- 1) Only propane gas grills are permitted. No charcoal, electric or open flame grills.
- 2) Grills must be operated near an accessible fire extinguisher, away from flammable structures.
- 3) Grills must be attended when in use.
- 4) Grills must be cleaned after use.
- 5) When not in use:
 - a) grills should not block egress paths, access ways, fire lanes, hydrants, or emergency features.
 - b) the cylinder valve must be closed.
 - c) if propane tanks are left attached, a lock-out valve device must be used.
 - d) tanks must be stored outside with the grill or in a grill cage.
- 6) A Club can lose its grill privileges if in violation #1 thru #5.

SECOND: Director Rickert

DISSCUSSION: President Clark asked if there were any questions from board members, Director Porto thanked the IAC (Internal Audit Committee) for all their hard work. Secretary Caneen and Director Roberts both would like a cage for the gas canisters. President Clark said that after speaking with the insurance broker there is no reason not to pass due to liability. However, the insurance company did respond that the CA is at risk of losing a 10% discount due to more members filing slip and fall claims against the CA this year. Community Manager Reitz went to the underwriter with the actual language of the motion and they are comfortable from a liability standpoint

VOTE: 6 – 1– 1 as Secretary Caneen voted no (against) and VP/CLD Blaylock abstained and the chair abstains unless a tie needs to be made or broken. Motion carried.

President Clark spoke about the second item on the agenda is to approve the contract with Billiards and Darts Supply Company to replace four billiards tables and this topic goes to VP/CLD Blaylock.

- 2) Approve contract with Billiards and Darts Supply Company replace (4) billiards tables in the amount of \$31,400 to be expensed from Replacement Reserves account (VP/CLD Blaylock)

Vice President Blaylock **MOVED** the board approve a contract with Billiards and Darts Supply Company in the amount of \$31,400 to replace (4) billiards tables to be expensed from Replacement Reserves Acct# 76705-000-4.

SECOND: Secretary Caneen

DISCUSSION: President Clark asked for comments from the Board and Community Manager Reitz requests an amount change. She went on to clarify that the Billiards Club decided to

change one table to a different type. The new table is a 4.75 legal cut diamond saves \$1,000, so the correct amount is \$30,400. President Clark noted the amount change and went on to speak about how there is \$30 included in the dues for the year that goes into the Replacement Fund to replace small assets that outlive their useful life. The reason behind ordering the tables now is that it can take four to six months for these tables to arrive. If they are purchased now they will be delivered once the new Applied Arts building is completed on April 16th.

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

President Clark reiterated that the third item is for approval of the new Karaoke Lovers Club which also goes to VP/CLB Blaylock to lead the discussion.

3) Approval of the new Karaoke Lovers Club (VP/CLD Blaylock)

Director Porto **MOVED** that the board approves the new Karaoke Lovers Club as a new CA Club.

SECOND: Secretary Caneen VOTE: Unanimous in favor by voice vote. Motion carried.

VP/CLD Blaylock went on to say that all documentation has been turned in and once approved they can start the process to schedule a room.

President Clark stated that the fourth item on today's agenda is an update to the club events that would require liability insurance which also goes to VP/CLD Blaylock.

4) Approval for amending V. Clubs & Organizations 5.01 B. Operation 7. b c d e and Exhibit 5.01 B (Director VP/CLD)

Director Porto **MOVED** that the board amend V. Clubs & Organizations 501 B. Operation 7 b c d e and Exhibit 5.01 B for b and c to add "for an event such as a dance, music concert, physical activity or physical instruction or exercise class, d Any club compensating any instructor or independent consultant for a lecture type of class is exempt from the requirement. e A club's records are subject to review by the CLD" and Exhibit 5.01 B "For an event such as a dance, music concert, physical activity lesson, or physical exercise class."

SECOND: Director Rickert.

DISCUSSION: President Clark requested VP/CLD Blaylock to advise how this amendment originated. VP/CLD Blaylock went on to verbalize that this amendment to an existing policy is so that clubs compensating any instructor or independent consultant for a lecture-nonphysical activity type of class is exempt from the liability insurance requirement in the policy. Clubs who are compensating an instructor or independent contractor for an event such as a dance, music concert, physical activity, physical instruction, or exercise class are responsible for making sure the Instructor/Entertainer has an insurance liability policy that would indemnify the CA from potential liability while performing their compensated task on the facilities. President Clark proceeded to advise that the CA is covered for liability insurance and this long-standing policy just adds another layer of protection. This only applies when an instructor or independent consultant is being paid.

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

President Clark notified that the last item on the agenda is the approval to move funds from one account to another.

- 5) Approval to move funds from an extremely low interest account into the Future Facilities Fund with the Community Foundation Tampa Bay (CFTB) (Treasurer Collins)

Treasurer Collins **MOVED** that the board transfer \$42,155.25 of Renovation funds from Trustco Bank into the Future Facilities Fund with the CFTB.

SECOND: Secretary Caneen

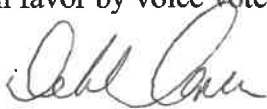
Treasurer Collins gave some background, the funds are in an account with Trustco bank collecting a miniscule amount of interest for many, many years. Community Manager Reitz went on to explain that these funds came from a renovation over 20 years ago. The contractor that built the maintenance shop did not do the drainage for the parking lot properly. The issue was pointed out once everything was completed. Hillsborough County had no issue with what was done, they did say there might be an issue in the future. The contractor gave the CA some money back to cover any future drainage setbacks. This became a moot point as 16 years ago the area was redone. So, the funds have just been sitting in an account earning very little interest. Community Manager Reitz suggested to the Treasurer and President the funds be moved into Future Facilities Fund to generate more money and be used for the purpose of expanding the facilities.

VOTE: Unanimous in favor by voice vote. Motion carried

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Rickert **MOVED** the meeting be adjourned. **SECOND:** Director Porto. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:47 a.m.



Debbie Caneen, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Elysa Hendricks
Deputy Jeff Merry

Ed Fletcher
Wayne Keyes

Mary Ann Rowe
Steve Drobnis

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Monday Movies	\$ 32.00	Movie Donations
Latin Fitness Dance Club	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Sebastian Sapia	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Roderick Edson or Heather Endon Cellini	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Monika Fogarty	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Greg and Laura Eisman	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Do You Wanna Dance Club	\$ 1,200.00	Fundraising Sponsorship - Future Facilities Fund
James or Margery Lauer	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Michael Hanson	\$ 120.00	Fundraising Sponsorship - Future Facilities Fund
Ron and Nancy Clark	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Debbie Riley	\$ 125.00	Fundraising Sponsorship - Future Facilities Fund
Kurt or Renee Braun	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Joanne or James Kerr	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Morning Fitness Club	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
The Pelican Players, Inc.	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Elizabeth Burkhardt	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Denise Talcott	\$ 45.00	Fundraising Sponsorship - Future Facilities Fund
Pam Nash	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Ida Faye and William D. Groves Trust	\$ 300.00	Fundraising Sponsorship - Future Facilities Fund
Barbara Rezner and John Pryor	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Edwin or Gail Hardison	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Bernice Dubro POD Jeffrey S Dubro	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Griggs LLC	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Frances D Beeson Rev Trust Frances D Beeson TRTEE	\$ 35.00	Fundraising Sponsorship - Future Facilities Fund
Carrie and Barrett Blaylock	\$ 15.00	Fundraising Sponsorship - Future Facilities Fund
Janet E Taylor or Brook Taylor	\$ 70.00	Fundraising Sponsorship - Future Facilities Fund
Barbara Rezner and John Pryor	\$ 380.00	Fundraising Sponsorship - Future Facilities Fund
Kathleen M. Hanlon	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Margaret J. Leonard	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Ron and Nancy Clark	\$ 95.00	Fundraising Sponsorship - Future Facilities Fund
Deborah Jill Scott	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Cash	\$ 360.00	Fundraising Sponsorship - Future Facilities Fund
Robert and Deborah Gardner	\$ 130.00	Fundraising Sponsorship - Future Facilities Fund
Peter and Nancy Colket	\$ 80.00	Fundraising Sponsorship - Future Facilities Fund
William Wilcox and Julie Porto	\$ 75.00	Fundraising Sponsorship - Future Facilities Fund
Bernice Dubro POD Jeffrey S Dubro	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Sandra J Kimmage-Zoldi	\$ 25.00	Fundraising Sponsorship - Future Facilities Fund
Debbie Bartlett	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Gezil Andrews	\$ 75.00	Fundraising Sponsorship - Future Facilities Fund
Gezil Andrews	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Mary Helen Haverstock	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Dabney Hill	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
LaDonna Dent and Bonnie Moore	\$ 240.00	Fundraising Sponsorship - Future Facilities Fund
Curtis Diedrick	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Competitive Tennis Club	\$ 120.00	Fundraising Sponsorship - Future Facilities Fund
Tennis Association Friends	\$ 120.00	Fundraising Sponsorship - Future Facilities Fund
The World of Suzie Vong, LLC	\$ 240.00	Fundraising Sponsorship - Future Facilities Fund
	\$ 5,922.00	

President's Report – November 12, 2025

Excellent progress continues to be made on the construction of the new Applied Arts Building, Phase 1A of the Central Campus Upgrade project. In October the roof installation was completed, HVAC units installed, windows and exterior doors installed to make the building weather tight, completed MEP overhead and in wall rough ins, and installed and painted exterior stucco. The focus in November will be the installation of TECO electrical service, fascia, parapet coping & gutters, Underground Domestic Water & Fire, storm water and sewer piping, as well as hanging & finishing drywall, and beginning interior painting. It continues to stay on track for April 16, 2026 on time completion and below the membership authorized \$4.2 Million budget cost.

Hopefully, all members are aware that the annual Referendum will be held for in person voting at the Sandpiper room from 10AM to 3PM on December 2nd and at Community Hall from 9AM until 5PM on December 3rd. Absentee ballots were in the November 1st edition of the NEWS of SCC that was delivered to your mailbox, and can turned in at the CA office ballot box

The ballot includes the annual election of three Directors for the CA Board, the proposed 2026 dues, and construction funding for Phase 1B. Please attend the Meet the Candidates event today November 12th at 3PM at Community Hall. It is also available on Zoom and a video will be placed on the website. The Board recommends a vote FOR the proposed annual dues of \$346 per member for 2026 which is an increase of only \$2.

The Board also recommends that members vote FOR the ballot question that requests the membership authorize a \$6.6 Million budget for the Board to construct the proposed new restaurant/bar building and the new resort style pool. The construction funding will be from the Capital Fund which consists of home sale fees **and not from members' dues**. The ballot question asks that the Board be authorized to enter into a loan agreement with the Community Foundation Tampa Bay for up to \$3 Million dollars. The loan would be repaid from the Capital Fund at an interest rate of 4.4%. Once the loan is repaid in 3 years, the Foundation will donate back the approximate \$208K in interest to the CA's Forever Fund that the Foundation manages.

This loan would be a pilot project for the Foundation as this is a new approach for their charitable giving. It is also a historic opportunity for the CA to take advantage of what is essentially a no cost loan, to be repaid from future home sale fees, so we can enjoy these new facilities 3 years earlier at an estimated 10% lower construction cost.

Have a Happy Thanksgiving as we have so many things to be thankful for. 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

November 11, 2025 from Lyn Reitz, Community Manager

Applied Arts Building --- We are on schedule and on budget and all is progressing well with the construction. I will be setting up a meeting with the five club presidents moving into the space to view their space as soon as it gets a little safer to walk through.

Holiday Golf Cart Parade --- We have our Annual Holiday Golf Cart Parade scheduled for Saturday, December 6th. The theme this year is "It's a Gingerbread Christmas." Registration forms can be picked up at the CA Office or they are also available on the website. The craft clubs will also be open for shopping. We will also be having a gingerbread house scavenger hunt. We hope everyone will attend as it is a fun event.

Dues --- Dues coupons will go out after the membership vote so keep an eye out in your mailbox for them around the middle to end of December. Please remember we do have a Hardship Account that can help with your dues payment if you cannot pay it. Applications are available at the CA Office and the Hardship Committee will review them for possible acceptance.

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 October total residents were 11,285 and total membership dues were 11,391. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.