

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
TOWNHALL
TUESDAY, OCTOBER 14, 2025
COMMUNITY HALL – 5 P.M.
and VIA ZOOM**

APPROVED

DIRECTORS PRESENT

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

Tony Rickert
Nancy McCall (Zoom)
Geri Roberts
Julie Porto

Arthur DeAngelis

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Depute Jeff Merry
155 Members in person and 48 via Zoom.

DIRECTORS ABSENT

None

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark called the meeting to order at 5:00 p.m. All present joined him in the Pledge of Allegiance. A quorum was established with 8 Directors present.

II. CAMPUS UPDATES AND FUNDING OPTIONS FOR PHASE 1B

President Clark gave an overview of the campus upgrades and the possible ability to fund Phase 1B in the near term. To view the video of the presentation, see below and choose October 14th Town Hall Meeting - [2025 Meeting Videos – Sun City Center](#)

President Clark concluded the presentation and stated this project was a team effort and a lot of people worked together to make this happen. He went on to acknowledge by name all the members of the following committees: the Fundraising Committee, the Long Range Planning Committee, the Pool Committee, Community Manager Reitz, and Alisha Marshall. He also acknowledged Nancy Granert for the donation of \$20,000 to the Forever Fund in memory of her father Howard Granert. After the presentation, the Town Hall portion of the evening commenced with multiple CA members asking questions regarding Phase 1B and they are as follows:

Tom Arthur – Stated that his time on the Board he made many presentations regarding Phase 1A and Phase 1B. These presentations from club to club were with the concept of “No Debt.” What changed his mind was that permitting for 1A and 1B was done together, if the CA waits three years, then the permitting would need to be done again. The builder has agreed to stay and build 1B and honor the price already negotiated. He applauded President Clark and all the Directors for all their hard work.

Ricki Bauman – Wanted clarification on if the CA waits the three years to start building and estimating 10% additional cost, does this include the mobilization cost to get the contractor up to speed? No better deal than the Community Foundation Tampa Bay.

Merial Graff – Inquired as to what happens if in three years the CA is unable to pay back the loan amount? Would the interest rate change and do we lose the interest we would have gotten back?

Paul Fales – Will the restaurant as it sounds like it will be open to the public? What will the pricing be? What restaurant company will they serve breakfast, lunch, and dinner?

Wayne Keyes – Mentioned that the proposed loan is a great plan. If the cost of the restaurant is too high, he and his family may go only 2 two or 3 times a year. He wants the prices to be low enough to be able to go multiple times a week.

Mary Ann Rowe – How much of the 4.2 million that the CA voted on to spend on 1A is not being used for 1A? Are the funds from the Community Foundation Tampa Bay based on the money that we have, meaning are we borrowing against the one million they hold for us? Citizens of Florida voted to not allow two separate items on a ballot, does our ballot take that into consideration? She wants a committee to decide which restaurant, what foods it would sell, and announcements regarding when these meetings are held.

Don Wolf – Stated he does not believe the CA should go into debt. Asked what kind of interest we are drawing on these funds? Would we be making interest in the Capital Fund?

Tom Harding – Thanked the Board for all their service and then stated a resort pool is not needed. What are the number of the CA members voting before? What are the numbers for CA voting now? How many CA members use the outside pool per week, per month? What are the variances for the seasons? His point was showing the numbers for the individuals who want the resort pool and showing the CA members the term sheet.

Frances Hoelper – We do not need a new pool according to the pool counts she has done. At least 25 people and most around 42.

Phyllis Wilhelm – Asked will the CA still have a theater? What will happen with the movies shown in Rollins and where will Front Porch Pickers play?

Becky Barnett – She enquired on what year the current pool was built? We need a new pool to keep up with other communities and to raise house values.

Angelo Cavaliere – What is the risk being taken here? What is the worst-case scenario here? Are sales of homes going to drop to absolutely zero a month? Do we expect that to happen? Who wants the pool to use the pool and does the community want the pool?

Tom Lansing – His question has anyone done an assessment of what changes that have been discussed what the operational costs in the future to drive up the annual dues? Specifically, the liquor license, insurance, in regard to electricity and fire suppression systems?

Brian Gray – This is a wonderful plan and he is for it. However, are there going to be outside people coming into the restaurant? Will there be advertising from the roof out on the road? Are they going to take half of our parking spots that are out front?

Greg Eisman – Is the Capital Fund Fee of \$3,000 locked in? Could it potentially go down or up? Where is it written in the covenants?

Rose Todaro – Her question is from now until this is built who is keeping up with the current facilities?

Eileen Goff – She is pleased with what the Board has done regarding the pool and restaurant. Her question is when we had Sandpiper did, we have problems with people coming and not being good customers? She also wondered if the CA considered solar panels? She went on to thank the Board as a group of volunteers who have dedicated so much time to this community to give us such a wonderful proposal and project that is being implemented.

Diane Swakow – She commented on the current pool stating we still have that one to use. She asked how many people want a new restaurant? Lastly, she asked if everyone in attendance would like their home values to increase?

Paul Wheat – First of all, what does the community want? The reason the CA decided to go debt free is that we did not want to take on debt like King's Point did. He is behind this proposal as his questions have been answered.

Darla Hartman – Is concerned that the home sales will not be what the CA thinks they are, will the CFTB own a part of Sun City Center?

Mary Ann Rowe – However you feel about this proposal, get out and vote.

III. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent at 6:55 p.m.



/Am
Attachments