

**APPROVED**

**SUN CITY CENTER COMMUNITY ASSOCIATION, INC  
ANNUAL MEMBERSHIP MEETING  
WEDNESDAY, OCTOBER 22, 2025  
3:00 P.M. – COMMUNITY HALL**

**DIRECTORS PRESENT**

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

Julie Porto  
Tony Rickert  
Nancy McCall  
Geri Roberts

Arthur DeAngelis

**DIRECTORS ABSENT**

None

**OTHERS PRESENT**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
Deputy Jeff Merry

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

President Clark welcomed the membership and called the meeting to order at 3:00 p.m. The members joined President Clark in the Pledge of Allegiance. A quorum was established with 156 members present in-person and 52 present on Zoom.

President Clark went on to mention a new roof is being installed at Community Hall so there may be some banging on the roof. He then stated two directors are on Zoom, Director McCall and Secretary Caneen. VP/CLD Blaylock has a medical issue that prevents her from being on the stage so she is sitting in the front row. He also introduced the candidates who are running for the Board and will be on the Referendum ballot on December 2<sup>nd</sup> and 3<sup>rd</sup>. The order is how they will appear on the ballot, Mary Ann Rowe, Greg Eisman, Carrie Blaylock, Jeffrey Wright, and Wayne Keyes. He hopes everyone will join us on Wednesday, November 12<sup>th</sup> at 3:00 p.m. for Meet the Candidates at Community Hall. There will be opening statements, questions asked of them, and closing statements. There will be tables set up for each candidate so that CA members can sit one-on-one and ask questions. There are a various forms on the table at the entrance of Community Hall, including the Help us Govern (i.e. HUG Form), an email Blast Sign up Form, and a golf cart parade registration form. There is also literature from the Community Foundation Tampa Bay explaining who they are and what their organization does.

**II. APPROVAL OF MINUTES**

The minutes of the March 19, 2025 Membership Meeting were distributed to the membership. There being no questions or additions, the minutes were approved as presented.

**III. TREASURER'S REPORT**

Treasurer Collins reported on financials as of September 30, 2025:

Capital Fund

Current Fund Balance	\$5,697,446
Pending 1A Bill	<u>\$2,048,779</u>
Available for 1B Build	\$3,648,667

Replacement Fund

Current Balance	\$1,277,218
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Operations Account

Current Balance	\$1,537,618
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Renovations Fund

Current Balance	\$77,818
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The CA had 25 homes transferred for September. \$75,000 was added to our Capital Account Fund. The average number of homes transferred was 35 for 2025.

**IV. PRESIDENT’S REPORT**

The President’s report is attached.

**V. COMMUNITY MANAGER’S REPORT**

Community Manager Reitz will keep her report short. Reminder that voting for the dues, Directors, and Phase 1B and Funding will be December 2<sup>nd</sup> and 3<sup>rd</sup>. Voting can be started on November 1<sup>st</sup> at the CA office using the ballots included in the SCC NEWS. Two ballots are included and if you don’t receive a paper you can pick one up at the CA office. The box for the votes is in the lobby of the CA office or you can wait to vote in person on December 2<sup>nd</sup> or 3<sup>rd</sup>. December 2<sup>nd</sup> is in the Sandpiper Room on the North Campus and the 3<sup>rd</sup> is at Community Hall. Once the ballots are tallied the CA orders the coupons for dues. Typically, they are sent out towards the end of December. Keep on the lookout for the coupons as they are sent out by mail. There are quite a few options to pay now that there is a new setup with the bank. You can go to Truist and drop off your payment; you can mail them to the corporate office. There are multiple ways to pay your dues, please see the sheets that come with the envelope. The dues are required to be paid by January 31<sup>st</sup>, 2026. After that date there will be late fees applied and members will not be able to drop the payments off at Truist Bank. The payments are then to be made in person at the CA office to apply the late fee. The “Hi Neighbor” event will happen Thursday, November 6<sup>th</sup> from 6:30 p.m. to 8:30 p.m. at Community Hall. It showcases all the clubs and 74 clubs will be participating. There will be raffles and give-a-ways so please come, especially if you are new to the CA. Fun Fest is also in the works for next year. However, the setup will be completely different due to the construction of the new Applied Arts building. Additionally, the annual holiday golf cart parade is scheduled for Saturday, December 6<sup>th</sup>. This year the theme is “Gingerbread Christmas.” Applications can be picked up at the CA office or online at <https://www.suncitycenter.org/wp-content/uploads/2025-Holiday-Golf-Cart-Parade-Registration.pdf>. Community Manager Reitz encouraged clubs to be involved as there will be three categories.

Individuals, clubs and groups, and businesses. Prizes can be won and could be used however the club sees fit. There will also be a scavenger hunt for gingerbread houses spearheaded by VP/CLD Blaylock. If a club does not have a dedicated room, the club can still make a house, and bring it to the CA Office. The gingerbread houses will be scattered around the various rooms. The cost of the scavenger hunt is \$2.00 for a card and all the funds will go to the Future Facilities Fund for Phase 1B. Community Manager Reitz went on to encourage everyone to come and enjoy prizes, great trophies we've created, cookies and lemonade after, and CC's Grill will be open for lunch. She went on to wish everyone a wonderful holiday and reminded all that she is in the CA Office and anyone can come see her with any issues.

#### **VI. 2026 BUDGET AND DUES**

President Clark commended Debbie Reilly and the Budget Committee for all their hard work and gave this topic to the Budget Committee Chair. Debbie Reilly started with an introduction of her seven-person committee including CA Board Treasurer Jim Collins, Community Manager Reitz, herself, Al and Diane Baker, Susan Goskoff, and Betsy McGee who was not in attendance for this meeting. She went on to give, as Chair of the Budget Committee, a presentation of the 2026 Budget. You can view the presentation here: <https://www.suncitycenter.org/wp-content/uploads/2026-Budget-Presentation.pdf>. President Clark thanked Debbie for all her hard work.

#### **VII. APPLIED ARTS BUILDING (PHASE 1A) CONSTRUCTION UPDATE.**

President Clark spoke about the current Phase 1A construction. You can see his presentation here: <https://www.suncitycenter.org/wp-content/uploads/September-9th-2025-CA-Facilities-Update-Town-Hall-Meeting.pdf>. He went on to state that once he finishes his presentation the individuals with the Community Foundation Tampa Bay will speak.

#### **Discussion by members regarding Phase 1B**

The following members addressed Phase 1B

Tom Arthur                      Gloria Bellendir

Before he introduces the Community Foundation Tampa Bay, he wanted to acknowledge the following individuals for their contribution to Phase 1B:

LRPC

Debbie Caneen  
Jim Collins  
Julie Porto  
Art DeAngelis  
Gary Marston  
Sallie Terrell  
Tom Arthur  
Steve Caneen  
Len Sheptock  
Linda Grabowski

Pool Committee

Carrie Blaylock  
Joe Ray  
George McGuire  
Peter Gustafson  
Kim Horn  
Sally Terrel

Fundraising Committee  
Nancy McCall  
Julie Porto  
Geri Roberts  
Jim Collins  
Tony Rickert  
Judy Cesarski  
Sally Finley  
Patty Rapach  
Shawna Wainright

He also mentioned Community Manager Reitz who helps with all of these committees and Alisha Marshall the Executive Secretary.

#### **VIII. COMMUNITY FOUNDATION TAMPA BAY**

President Clark introduced CEO Marlene Spalten, Vice President of Communications Dr. Katie Shulz, and a local attorney Robert (Bob) Mohr. Marlene Spalten spoke about her work with the foundation and all the programs they have that have assisted the CA. She went on to say that the foundation and the CA have been partners for a long, long time. Phase 1B is an elevation of that partnership and couldn't be more excited for it. Marlene then said just visiting Sun City Center is not enough with all the fun being had here. They might need to spend more time in Sun City Center. She proceeded to thank everyone and declare she is so thankful and grateful personally for the volunteering that happens in this community. That's how the CA is able to do everything that they do. She encourages everyone to contribute even if it's just time. She understands how much time volunteering takes and it's appreciated. It's also appreciated when individuals watch out for their neighbors through the volunteer work that happens here. That's why the Community Foundation Tampa Bay has been supporting the Rescue Squad and similar organizations to help residents. The foundation loves to be a part of that and further information will come from Katie and Bob. Marlene then thanked all attendees for having the foundation and gave the topic over to Dr. Katie Shulz. Dr. Shulz gave a PowerPoint presentation on what the Community Foundation Tampa Bay actually does. This included their mission which is "To build a vibrant, prosperous community through transformative vision, leadership, and philanthropy." They cover Tampa Bay which they consider five counties. So, Pasco, Citrus, Hernando, Pinellas, and Hillsborough. The highlights include the Mary Petro Fund, Sun City Center Emergency Squad, Sun City Center Library, and the Sun City Center Security Patrol among numerous organizations in the Tampa Bay area. This discussion will now transition to Bob Mohr to discuss legacy giving. Bob Mohr was a past board chair and current member of the Sun City Center Council. He's been in Sun City Center for as long as the foundation has been here so about 30 years. His one and only office is behind the CVS Pharmacy. As he discusses Sun City Center to new residents, he knows that the current CA residents want to keep current. Updated resort pools and restaurants and everything else, the CA needs to move forward. He stated he's been following the progress of both

Phase 1A and Phase 1B and applauds all who have worked on them. He is aware of a contingent of members that say we can't wait that long to use the proposed facilities. So, to move the process forward he spoke with Ron. He realized that if the CA received the funding Phase 1B will happen sooner rather than later. All with the same builders and workers. Bob Mohr thought heck, we could help the CA with this. They've got the funding, some of the CA members from prior years have sent money. Which has been given to the Sun City Center Emergency Squad, Security Patrol, and Samaritans. Their thought process is maybe they could help with a loan. He asked Marlene if the CFTB could execute a loan and her response was I don't know if it is possible. A loan would have all kinks of restrictions. Marlene found an attorney who works with foundations and asked if they handle loans. The attorney's response was that they handle loans all the time as long as it is done correctly. An enormous amount of work went into the process of presenting the loan to the Board of Directors. He reiterated that this loan is a no brainer, you're not going to get a better deal anywhere else. In closing, he declared that the CA wants to stay current and Community Foundation Tampa Bay is glad to help. President Clark indicated that Bob has been instrumental in working with the CA and the foundation. They have been working on this since April and President Clark is glad and fortunate for the community that they were able to pull this project together. One other item, the foundation has an individual, named Lori Valentine. She is at the Information Center the first Tuesday every month from 10:00 a.m. to 12:00 p.m. CA members can speak with her about charitable giving and managing accounts.

**Discussion by members regarding the Community Foundation Tampa Bay**

The following members addressed Community Foundation Tampa Bay

Connie McClure

Lisa Bentley

**IX. NEW RESTAURANT/BAR AND NEW POOL (PHASE 1B) DISCUSSION**

President Clark spoke about the current Phase 1A construction. You can see his presentation here:

<https://www.suncitycenter.org/wp-content/uploads/September-9th-2025-CA-Facilities-Update-Town-Hall-Meeting.pdf>.

**X. GENERAL DISCUSSION BY MEMBERS**

The following members addressed the Board:

Mike Lee

**XI. ADJOURNMENT**

There being no further business, the meeting was adjourned by unanimous consent at 4:27 p.m.



Debbie Caneen

Corporate Secretary

DC: am

## President's Report – October 22, 2025 Membership Meeting

The state of the Sun City Center Community Association is indeed very strong. Treasurer Jim Collins just reported that our various financial accounts are properly funded. Budget Committee Chair Debbie Riley will report that the Committee and the Board of Directors are recommending a 2026 dues increase of \$2 to \$346 per member. This is well below the rate of inflation and quite a bargain for all the excellent facilities available for the membership to enjoy. The Board, under the leadership of Director Julie Porto who is the Chair of the Government Affairs Committee, has been working with the county to improve the paving of county streets in the CA. I'm pleased to report that the CA area is included in the county's road paving plan for fiscal 2026 that started October 1<sup>st</sup>. By the end of the fiscal 2026, the county reports they will pave Del Webb East & West, Platinum, and 11 other streets in the CA.

Speaking of facilities, Hurricane Milton hit 54 weeks ago and even though we were spared the brunt of the storm, I still see some blue tarps on residential roofs and we hope they are able to have repairs completed soon. The damage to the CA's facilities was repaired long ago due to the excellent work of our staff. The roof that peeled away over the indoor pools was replaced. The shuffleboard shade coverings that blew away were replaced and the courts resurfaced. The various outdoor fencing and assets that were damaged were all repaired or replaced. Our new insurance policy properly covered us financially and the Hurricane Deductible fund handled the deductible amount. We were back in operation quickly.

This past year also saw a lot of improvements to our facilities. The eight pickleball courts were resurfaced. In June we had the grand opening of the two new volleyball courts and the three new bocce ball courts. Much progress was also made on the Central Campus Upgrade Project. We finally made it through the county permitting process for Phase 1 and construction started in April on the 12,000 square foot Applied Arts Building. The steel roof has been completed, most of the windows are installed, the last doors will be installed shortly, the outside stucco has been applied, and the building will be weather tight by the end of the month. The plumbing, electrical, and HVAC have been roughed in. This will be an excellent facility for the Pottery, Ceramics, Stained Glass, Weavers, and Billiards Clubs. It continues to stay on track for completion on April 16, 2026 and below the membership authorized \$4.2 Million budget cost.

Later this meeting you will hear about the opportunity we have to move forward to construct Phase 1B in 2026. This is the 8,000 square foot building for a restaurant and bar and the new 6,600 square foot resort style pool. In the December referendum the membership will vote on approving the \$6.6 Million cost of the facility and the source of the funding. The construction funding will be from the Capital Fund which consists of home sale fees **and not from members' dues**.

However, we need assistance to start building Phase 1B in 2026 instead of in 2029. The Community Foundation Tampa Bay has generously offered to provide that assistance. You will hear from them directly, but the Foundation is the Tampa region's leading philanthropic resource, partnering with communities like the Community Association to create a lasting impact through charitable giving. They are offering to provide a \$3 Million loan. This loan would be a pilot project for the Foundation as this is a new approach for their charitable giving. It is also an 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.

In summary, we have so many wonderful facilities and clubs to enjoy with our fellow members. They are well managed by the Board of Directors, Community Manager Lyn Reitz, and her staff, and by our many dedicated volunteers. It is indeed a great time to be living in Sun City Center and the Community Association. Let's keep the progress moving forward when you vote in the Referendum. This Board and our Community Manager will make Phase 1B a reality in a fiscally responsible manner, just like all the other facility accomplishments mentioned earlier. Thank you for listening and let's all remember to be respectful, positive, and kind while having fun in our senior years!