

MINUTES
SUPPLEMENTAL BOARD MEETING
THURSDAY, OCTOBER 23, 2025
1 PM – BOARD ROOM

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Vice President
Jim Collins, Treasurer
Geri Roberts
Tony Rickert
Nancy McCall
Arthur DeAngelis
Julie Porto

DIRECTORS ABSENT:

Debbie Caneen, Secretary

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Acting Recording Secretary
11 Members

President Clark welcomed everyone to the Supplemental Meeting, reminding everyone that this meeting is now open to the members for the purpose of increased transparency of the BOD in action. Ron also indicated that while the meeting is now open to CA members, we do not typically take communication from members at this meeting. He asked that all private conversations be held to a minimum to avoid disruption to the meeting.

1. Grill usage by South Campus Clubs

President Clark indicated the first item on the agenda is the grill usage policy for the South Campus Clubs. He indicated that Director Porto and her IAC committee have been working on this proposal and he turned this topic over to her. The way she runs the IAC is with sub-committees as she wants the most knowledgeable individuals to write a policy. The IAC wanted to have an agreement with the clubs who have a grill. Community Manager Reitz stated that when she spoke with the insurance broker, who is working on getting the liability holder to allow grills, if they don't allow he is looking for an ancillary policy for the grills. The biggest issue with having an agreement is culpability. With an agreement the CA would have culpability and the broker stated that they did not want that. With an agreement it would be understood that the CA knows everything regarding the club grills. The recommendation is getting a policy in place and let it go. Lengthy discussion regarding the South Campus grill

usage policy commenced. The topics discussed for the new policy included that safe use, maintenance, and storage of grills owned and operated by CA Clubs. President Clark approved grill usage by South Campus Clubs to be on the agenda for the November 3rd Board Workshop.

President Clark mentioned as a side note that Joe Togger suggested getting an AED device for Tillers and Toilers. One was purchased for that area and this past Monday a Tiller and Toilers person went down and it was used to bring this person back. So, if a Board Member sees Joe Togger, thank him for his insistence for having an AED in that area. Treasurer Collins who was at the Model Railroad Club mentioned that John Schwindt (who had a heart attack at the Softball Club) was there and doing great.

2. Replacing Billiards Tables

The next item is replacing four billiards tables and this item goes to Community Manager Reitz. She said she's been working with the clubs and getting ready for the new building and getting the clubs into the new building when completed. She went on to say that the Billiards Club has repaired some of their tables but they do need to have some tables replaced. They are requesting four tables be replaced. The funds to replace the tables is in the Replacement Fund. The cost to replace all four tables is \$31,400 and Community Manager Reitz is requesting this item to be on the agenda. She confirmed that she was told it can take four to six months to receive the tables. She would like to get them ordered now so when the building is finished, they can be delivered. President Clark approved replacing four Billiards tables to be on the agenda for the November 3rd Board Workshop.

3. Karaoke Lovers Club

President Clark advised the next item on the agenda is a potential new club. He then turned this item over to VP/CLD Blaylock. VP/CLD Blaylock received a request for a karaoke club. The club is very excited as they have turned in all required paperwork and have already selected officers. She did explain to the potential club that they need to understand the room reservation system as they could get a different room for every meeting. Brief discussion ensued regarding the potential new club. President Clark approved Karaoke Lovers Club to be on the agenda for the November 3rd Board Workshop.

4. Improving the CA ticket sales process

The next item on the agenda is improving the CA ticket sales process. Activity Director Judy Cesarski explained the process including the number of CA members waiting for tickets for the Entertainment Series. On the first day of full table sales, which was October 6th, there were 52 people. On day two there were 13 people. The third day had only 6 people. The next week the first day had 6 people, the second day had zero tickets sold, and the third day had zero tickets sold. Monday October 20th started individual ticket sales with 40 people and

the second day, which was October 22nd, was 15 people. She went on to explain that what happens is that on day one everyone goes to buy their tickets as they think that the tickets are going to sell out. However, this is not the case, as there are tickets and seats available. President Clark asked how can this process be fixed so that CA members don't have to wait in line. Extensive debate occurred between Activity Director Cesarski and the Board Members in attendance which included updating the website, being able to use a credit card, and using an app to purchase tickets. It was decided that Director Porto and Director DeAngelis will proceed to review the possibility of electronic ticket sales.

5. Survey Questions

The fifth item on the agenda is survey questions which goes to Director Roberts and the Communications Committee. Director Roberts introduced her committee as herself, Amy Southmayd, Pam Blake, Debbie Klein, and Eileen Goff. The committee is looking to develop a new website that addresses the needs for our community and gives people who are looking to retire in Florida a look at our community by promoting our unique lifestyle choices. We pay an annual fee for the amenities and have clubs that allow us to explore a variety of activities for a nominal fee. Allowing members to enjoy activities they are interested in. The Communication Committee believes there are very few active communities that allow their members this kind of lifestyle at such an affordable cost. Potential new owners need to be able to find the Sun City Community Association on the internet. When they do find us, we need to get them to want to visit our community and invest in their retirement here in Sun City Center. We also need to provide our members and guests with a website they will use regularly. After this committee has reviewed the current website and looked at the statistics of its use it was decided that it isn't working and a change is needed. We want to produce a user-friendly website that allows residents to explore what is offered. This includes clubs, entertainment, and maps of the CA property. The Communications Committee wants the website to feel fresh and exciting like our community while it's being used. The committee created survey questions to determine if they are going in the right direction with the website. It was decided that the survey should be short to keep the attention of the members. The best way to reach the most members is to provide a survey to the members during the badge update after the first of the year. They would like to provide a QR code for those who would like to complete the survey online. They would like the communities' input and feedback so this information can be utilized while continuing to design our new website. Long conversation with the Board of Directors regarding the survey questions to be used in said survey. The Committee will conduct the survey in January as members pick up their 2026 badge stickers.

6. Signage

The next item on the agenda is signage for the Sun City Center Community Association. Several different signs and sign placements were put forth to the Board of Directors. After an

extensive discussion by Board members, it was decided Community Manager Reitz will order the requested signs.

7. Club Insurance

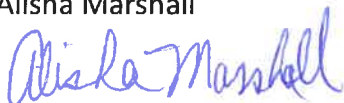
The next item not on the agenda is Club Liability insurance. The issue is clubs saying they haven't gotten any liability insurance. If there is an issue the CA insurance will still cover any accidents. Bottom line is any paid instructor/entertainer doing any physical activities i.e. dances, music, or any physical activities should have liability insurance. President Clark approved amending the policy for Club Liability Insurance on the agenda for the November 3rd Board Workshop.

8. Moving funds from a low interest account into the Future Facilities Fund

The final item not on the agenda is moving funds in the amount of \$41,155 from a very low interest account earning only 0.05 % interest. President Clark would like these funds to be moved to the Future Facilities Fund. Community Manager Reitz stated that these funds were from a contractor who was hired to build the maintenance building. The building was built but not with the proper parking and drainage. These funds are a result of the contractor providing funds to address this issue. President Clark approved placing this item on the agenda for the November 3rd Board Workshop.

Motion to adjourn the meeting was made by Director Porto, seconded by VP/CLD Director Blaylock. The meeting ended at 2:45 PM with the general consent of the Board members.

Alisha Marshall



Recording Secretary