

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
WEDNESDAY, OCTOBER 8, 2025
ROLLINS THEATER – 9 A.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
Geri Roberts

Arthur DeAngelis
Julie Porto

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
13 Members and 11 via Zoom.

DIRECTORS ABSENT

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.

President Clark introduced the six candidates for the three director positions with each position having a three-year term to be on the December 2nd and 3rd referendum. Director Blaylock will be running for a second term. Michael Czyzewski, who was not in attendance for this meeting. Greg Eisman, Wayne Keyes, Mary Ann Rowe, and Jeffrey Wright were in attendance for this meeting. President Clark stated the CA will hear more from the candidates at "Meet the Candidates Night" which is November 12th at 3:00 p.m. at Community Hall.

II. APPROVAL OF MINUTES

Director DeAngelis **MOVED** the minutes of the September 9, 2025 Town Hall, the minutes of the September 10, 2025 Board of Directors Meeting, the minutes of the September 25, 2025 Supplemental Board Meeting and the minutes of the September 29, 2025 Board of Director Workshop Meeting. Discussion commenced regarding the minutes for the September 29, 2025 minutes not being correct regarding insurance for South Campus grills. President Clark and VP/CLD Blaylock will work on amending these minutes for the correction. **SECOND: Director McCall VOTE: Unanimous in favor by voice vote. Motion carried.**

III. SECRETARY'S REPORT

Acknowledgements – Secretary Caneen's report is attached.

IV. PRESIDENT'S REPORT

President Clark's report is attached.

V. TREASURERS 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	<u>\$3,648,667</u>

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.

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 anyone had any updates for Special Purpose Committee Reports. VP/CLD Blaylock stated that the planning for the golf cart parade is underway. The theme this year is Gingerbread Christmas with a twist. The twist is that all of the Club are challenged to build a gingerbread house. Bring them to her in the CA office by either the Thursday or Friday by noon before the parade and they will be scattered around the campus for a scavenger hunt. The cost of the scavenger hunt is \$2 and the winner who finds all the gingerbread houses will receive a cash prize. There will also be a prize for the best gingerbread house. The winner will be decided by voting from the participants and the gingerbread house can be made out of anything. While the hunt for the gingerbread houses is going on all the craft stores will be open. VP/CLD Blaylock closed by saying if any individual would like to help with the golf cart parade or FunFest, to see her or Director DeAngelis. Director Roberts stated the Website Communications Committee is going to be putting together a member survey to determine if the direction the CA is going is what they would like to see on the website. She said the survey would have Board approval beforehand. Director McCall advised that the Halloween Extravaganza is looking for people who like to bake for the bake sale. The event is October 25th from 11:00 a.m. to 2:30p.m at the pool. This event will also include a costume contest and a duck race for which the ducks will be sold at the pool for \$5 a duck. Ms. Sun City Center will be October 29th at 5:00 p.m. at Community Hall. The deadline is this Friday, October 10th, if any person or club would like to have a add in the program. President Clark inquired as to if there were

any additional special purpose 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 item on the agenda is approving the 2026 Budget.

1) Approval of the 2026 Budget. (Treasurer Collins)

Treasurer Collins **MOVED** that the Board approve the 2026 Budget as submitted by the Budget Committee. The Budget includes a \$2.00 increase in dues per member. The dues increase of \$2.00 to \$346 annually per member will be voted on by the membership on December 2nd and 3rd.

SECOND: VP/CLD Blaylock **VOTE:** Unanimous in favor by voice vote. Motion carried.

Treasurer Collins declared that the \$2.00 increase is \$0.17 per person pre month increase. Director Roberts commended the Budget Committee for their wonderful job on all their work. President Clark commented thanks to Debbie Reilly, her team, and Community Manager Reitz for all the work they did.

President Clark stated that the second item on the agenda is approval of the December 2nd and 3rd Ballot Referendum for the wording of Phase 1B Cost and Funding.

2) Approval of the December 2nd and 3rd Ballot Referendum for the wording of Phase 1B Cost and Funding. (Treasurer Collins)

Treasurer Collins **MOVED** the board approve granting the Board of Directors the authority to expend from the Capital Fund Account an amount that does not exceed the sum of \$6,600,000.00 for constructing Phase 1B (New Restaurant/Bar Building and new resort style pool) and associated site work of the Long Range Master Plan. I further approve granting the Board of Directors the authority to obtain a loan in an amount up to \$3,000,000.00 from the Community Foundation of Tampa Bay, Inc. ("CFTB") to be repaid from the Capital Fund (which is funded by fees for new home sales, NOT from membership dues) over three years at 4.4% interest with no prepayment penalty. The collateral for the CFTB loan will be the future cash flow of the Capital Fund. When the principal of the CFTB loan has been fully repaid, CFTB has agreed to donate the interest paid to it to the Community Association's Forever Fund that CFTB manages.

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

President Clark advised that the Board wants this to be on the ballot for the upcoming Membership vote. This is so the ballot explains everything regarding Phase 1B. Director McCall asked if this is one item or two? President Clark stated that this is one item as you cannot have Phase 1B with out a loan. Treasurer Collins advised the ballot also includes voting for three new directors and dues.

President Clark reiterated the third item is the approval is the approval to remove one individual from the Elections Committee who was no longer able to serve and to add two individuals to it.

- 3) Approval for removing Judy Furman and adding Carol Donner and Carol Zeller to the Elections Committee. (Director Rickert)

Director Rickert **MOVED** that the board approve removing Judy Furman and adding Carol Donner and Carol Zeller to the Elections Committee.

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

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Porto **MOVED** the meeting to be adjourned. **SECOND:** Treasurer Collins **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:43 a.m.



Debbie Caneen, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Mary Ann Rowe

Bonnie Mullen

Daniel McCausland

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Cash	\$ 225.00	Fundraising Sponsorship - Future Facilities Fund
Jazmatazz Dance Club	\$ 30.00	Fundraising Sponsorship - Future Facilities Fund
Monday Movies	\$ 24.00	Movie Donations
Wayne and Diane Keyes	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Thomas Waldhier and Mary Rose Ramacci	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Vincent and Sharon Fasano	\$ 150.00	Fundraising Sponsorship - Future Facilities Fund
Cheryl Didday	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Robert and Merri King	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Peter and June Hyjek	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Miles and Barbara Capron	\$ 50.00	Fundraising Sponsorship - Future Facilities Fund
Dan and Linda Cannistra	\$ 100.00	Fundraising Sponsorship - Future Facilities Fund
Mary Anne Moseley	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Sebastian Sapia	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Roger Clark	\$ 60.00	Fundraising Sponsorship - Future Facilities Fund
Shawna Saints Wainright	\$ 70.00	Fundraising Sponsorship - Future Facilities Fund
Patricia Rapach	\$ 10.00	Fundraising Sponsorship - Future Facilities Fund
Curtis Diedrick	\$ 25.00	Fundraising Sponsorship - Future Facilities Fund
Debbie Riley	\$ 25.00	Fundraising Sponsorship - Future Facilities Fund
Karen Johnson	\$ 25.00	Fundraising Sponsorship - Future Facilities Fund
Wayne and Diane Keyes	\$ 25.00	Fundraising Sponsorship - Future Facilities Fund
MJT Homecare, LLC	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Affordable Insurance with Jodie Ilc	\$ 450.00	Fundraising Sponsorship - Future Facilities Fund
Gezil Andrews	\$ 25.00	Fundraising Sponsorship - Future Facilities Fund
Bonnie Bradley Ormand	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Janice Kincaid	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Cash	\$ 900.00	Fundraising Sponsorship - Future Facilities Fund
Monday Movies	\$ 44.00	Movie Donations
Donation	\$ 1,580.00	Fundraising Sponsorship - Future Facilities Fund
Brenda Jackson	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
James and Joanne Kerr	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund
Deborah Zeig	\$ 250.00	Fundraising Sponsorship - Future Facilities Fund

President's Report – October 8, 2025

Excellent progress continues to be made on the construction of the new Applied Arts Building, Phase 1A of the Central Campus Upgrade project. The steel roof is being completed, most of the windows are installed, the doors will be installed shortly, the outside stucco is being applied, and the building will be weather tight in the next 2 weeks. It continues to stay on track for on time April 16, 2026 completion and below the membership authorized \$4.2 Million budget cost.

Later at this meeting the Board will be addressing the New Business item for the wording of the Phase 1B ballot question for the membership referendum on December 2nd & 3rd. The proposed ballot wording 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 will also ask 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.

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. The \$3 Million loan will be funded through grants from several charitable funds entrusted to and administered by the Community Foundation Tampa Bay. These legacy funds were created by Sun City Center residents, now deceased, who wanted to ensure their community continues to thrive for generations to come.

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.

Members will vote on the 1B cost and financing at the December referendum. More discussion will occur about Phase 1B at the 5:00 PM October 14th Town Hall meeting and the 3:00 PM October 22nd Membership Meeting. Both will be at the Community Hall and we hope to see you there. Refreshments will be served. Until then, 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

October 8, 2025 from Lyn Reitz, Community Manager

Applied Arts Building --- We are on schedule and on budget and all is progressing well with the construction and as you can see the roof is almost completed.

Shredding Day --- There will be another shredding event this Friday, October 10th from 9am to Noon. The location is the same as the last event which is just south of the Security Patrol building just off North Pebble Beach Blvd. Please make sure you have your updated Membership Badge and your items in paper bags or boxes. No plastic bags allowed.

Holiday Golf Cart Parade --- The theme for this year will be "It's a Gingerbread Christmas." There will be over \$1,000 in prizes given out. Please plan to join us on Saturday, December 6th and enjoy a fun event.

2026 Budget/Membership Meeting --- Mark your calendars for the upcoming Membership Meeting scheduled on Wednesday, October 22nd at 3pm at the Community Hall. The 2026 Budget will be presented for a second time.

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 September total residents were 11,254 and total membership dues were 11,364. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.