

MINUTES  
BOARD WORKSHOP  
MONDAY, SEPTEMBER 29<sup>th</sup>, 2025  
9 AM – ROLLINS THEATER

**APPROVED**

**DIRECTORS PRESENT:**

|                                 |              |
|---------------------------------|--------------|
| Ron Clark, President (Zoom)     | Geri Roberts |
| Carrie Blaylock, Vice President | Julie Porto  |
| Jim Collins, Treasurer          | Tony Rickert |
| Debbie Caneen, Secretary (Zoom) |              |

**OTHERS PRESENT:**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
Deputy Jeff Merry  
13 members are present and 14 via Zoom

Directors Absent: Nancy McCall  
Arthur DeAngelis

Meeting called to order at 9:00 a.m./Pledge of Allegiance  
Quorum established with 7 Directors present

The following items were discussed:

**2026 Dues Recommendation by the Budget Committee**

President Clark started off by saying as a housekeeping reminder there are three seats available for the Board of Directors. The vote is December 2<sup>nd</sup> and 3<sup>rd</sup> and one incumbent Directors is running. Two others have chosen not to run again. The applications for Director must be received by October 1<sup>st</sup> which is this Wednesday, 3:00 p.m. in the CA office. He stated that the first item on the agenda is the 2026 Budget. He called up the chair of the Budget Committee Debbie Reilly. Debbie Reilly spoke about how hard the committee and Community Manager Reitz has worked on the proposed budget for 2026. The Budget Committee has asked for an increase to the dues as only two dollars. This increase is for the Replacement Reserve for Furniture and Equipment. The operations side of the budget had some profitability. Transitory discussion transpired and President Clark approved putting the 2026 Budget on the October 8<sup>th</sup> agenda as a new business item.

**Phase 1B Cost and Funding**

The second item on the agenda is Phase 1B cost and funding. The Board is looking at the cost of Phase 1B, for the restaurant, bar, and resort style pool, at \$6.6 million dollars. The funding will all come from the Capital Fund all of which are from the sale of homes in Sun City Center. So, about \$3.6 million dollars will be from those fees, the remaining funds will come from a \$3 million dollar loan from the Community Foundation Tampa Bay. The loan would be paid back with future Capital Fund fees. The loan is very attractive with interest being charged at 4.4%, and in three years, once paid in full the CA will receive the interest estimated at

\$208K back into the Forever Fund. The Forever Fund is an endowment account with the Community Foundation Tampa Bay. Treasurer Collins declared that this is a great deal. Secretary Caneen asked President Clark to explain the Forever Fund. He went on to expound that the Forever Fund was created due to the CA receiving funds from Morse family that left approximately \$1 million dollars. Their will stipulated the funds received were required to be placed in an endowment account. An endowment fund allows the funds deposited to grow and the CA receives a grant of the interest of approximately 4.5% annually to be used however the CA deems necessary. The check is received around March for the previous year. This past March the dividend received was roughly \$51k from the Forever Fund. The Board of Directors voted to deposit these funds into the Future Facilities Fund. The Future Facilities fund is also held with the Community Foundation Tampa Bay as a reserve fund which allows the CA to spend the funds however we see fit.

The following individuals spoke to the Board about Phase 1B cost and funding:

Becky Barnett                  Len Lewinski                  Daniel McCausland                  MaryAnn Rowe                  Cindi Malin

Lengthy discussion ensued and President Clark approved putting the 2026 Budget on the October 8<sup>th</sup> agenda as a new business item.

### **Ballot for Referendum on December 2<sup>nd</sup> and 3<sup>rd</sup>**

The next item on the agenda is the Ballot Referendum which will include the names of the individuals who are running for a seat, the dues, and Phase 1B cost and funding. The Board is looking at the wording for Phase 1B to state as follows:

I 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.

The following individuals spoke to the Board about Ballot Referendum wording:

MaryAnn Rowe                  Daniel McCausland                  Debbie Rielly

Brief discussion arose and President Clark approved putting the 2026 Budget on the October 8<sup>th</sup> agenda as a new business item.

### **Discuss revised Membership of the Elections Committee**

The fourth item on the agenda is the revised membership of the Elections Committee. Dorothy Anderson, chair of the Elections Committee, has said that one member has asked to step down from the committee and two additional members be added. Momentary discussion commenced and President Clark approved putting the revised membership of the Elections Committee be on the October 8<sup>th</sup> agenda as a new business item.

## **Grill usage by South Campus Clubs**

President Clark reported that the Board discussed this item at the Supplemental Meeting for about forty-five minutes. The Board's consensus was to allow South Campus Clubs to provide their own grill and develop a CA agreement with said clubs. The policy should include maintaining the grills and safely storing the propane. Questions arose regarding liability and Hillsborough County Fire Codes. Community Manager Reitz reported that she had a preliminary discussion with our insurance broker regarding club grill usage and will follow up with him to learn about the feedback from our insurance carriers. Extensive debate initiated between the Directors and CA members present.

The following individuals spoke to the Board about grill usage by South Campus Clubs:

Len Lewinski                  Dennis Rosette                  MaryAnn Rowe                  Michael Blaine                  Debbie Rielly

Daniel McCausland

President Clark asked for Director Porto's IAC to draft a policy for the next Supplemental meeting.

Motion to adjourn made by Director Rickert, seconded by Director Porto. Meeting adjourned at 9:53 a.m.  
Audience participation and discussion of various items ended at 10:03 a.m.

Alisha Marshall



Recording Secretary