

MINUTES  
BOARD WORKSHOP  
MONDAY, SEPTEMBER 30, 2024  
9 AM – ROLLINS THEATER

APPROVED

**DIRECTORS PRESENT:**

Ron Clark, President (Zoom)  
Jim Collins, Vice President  
Debbie Caneen, Secretary  
Roger Zieg, Treasurer

Julie Porto  
Carrie Blaylock  
Tony Rickert  
Geri Roberts

Nancy McCall

**OTHERS PRESENT:**

Lyn Reitz, Community Manager  
Alisha Marshall, Recording Secretary  
HCSO Deputy Jeff Merry  
13 members present and 9 via Zoom

**Director Absent:**

None

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

The following items were discussed:

**Adding additional fundraisers**

President Clark stated that the first item on the agenda is review of an additional four fundraisers for the CA Clubs. He then turned the item over to Club Liaison Director Blaylock for further discussion. CLD Blaylock stated that currently the clubs can have four fundraisers a year (one per quarter) and her proposal that the number be doubled from four to eight a year. Board discussion and member discussion ensued on the pros of allowing additional fundraisers. President Clark approved to have the amended Facilities policy on the October 9th Board Meeting agenda.

**Capital Campaign Naming Rights**

President Clark indicated the second item on the agenda is reviewing/revising the Capital Campaign Naming Rights led by Director McCall. Director McCall advised that the bricks for the marker in front of the CA office have been ordered. The amount raised for Phase 1B is \$9,000 at this time. She went on to describe that naming rights are when you donate funds for a number of things (plaque, building, paving bricks) to put your name on and how the donated funds will assist in building Phase 1B. Director McCall went on to elaborate on the particulars of what a person could name including, but not limited to, the Ceramics Room, the Billiards Room, the Weavers Room, and the Stained Glass Room. Board discussion ensued regarding the elements to be sourced in the Naming Rights. Community Manager Reitz warned against plaques "In Memory of" individuals as it might make the buildings disheartening and feel a bit like a mausoleum. Director McCall reminded everyone of the upcoming fundraising event "Signs of Sun City Center" located in the Florida Room at from 3:30 p.m. to 6:00 p.m. and hosted by the History Society on November 1<sup>st</sup>. Member input was received with a

suggestion for creating a Benefactors' Wall and Director McCall said that was under consideration. President Clark approved to have the Capital Campaign Naming Rights on the October 9th Board Meeting agenda.

### **Termite Mitigation for Central Campus Buildings**

President Clark specified that the third item on the agenda is termite mitigation in certain Central Campus buildings. President Clark turned this topic over to Community Manager Reitz for further discussion. She stated that the CA is still in the process of getting bids for the termite issue. Community Manager Reitz explained that this whole issue came about with the renovations in the Art Club Room. When the construction workers went to take the door jams down the termites were noticed. At the same time Needlecrafters mentioned little tiny bugs i.e. termites. The CA does have a subterranean termite contract with Terminix. However, the CA does not have a contract for drywood termites. The CA had Terminix come out to see the property and give a bid. While the termites are damaging the wood, they have not done any structural damage to the rafters. Their bid was about \$60,000 to tent the buildings with drywood termites. The CA will be requesting an additional two bids from separate companies. Community Manager Reitz went on to explain the timeline i.e. how the process works, how long the process will take, and which buildings will be tented. Board discussion followed, clarifying what items would need to be removed and how they would be removed. President Clark approved having a termite mitigation contract on the October 9 Board Meeting Agenda.

### **Amending club policy to state what is CA property**

President Clark expressed that the fourth item on the agenda is discuss amending the club policy for removing club property. He went on to say that the CA isn't advocating removing CA property from the CA, it's to clarify what property would be excluded. He then turned the topic over to CLD Blaylock. CLD Blaylock said that our current policy states that CA property will not be removed from the CA premises without approval of the Community Manager and the Board President. This caused some confusion with the craft clubs, as they would not attend any craft fairs/shows as they think that their created items belong to the CA. CLD Blaylock proceeded to say that amending the policy to state "handmade craft items excluded" would allow these items removed from the CA and allow the craft clubs to attend fairs and sell said items. No questions from other board members or from CA members in person or on Zoom. President Clark approved amending club policy to exclude any handmade items on the October 9 Board Meeting Agenda.

### **2025 Budget**

President Clark acknowledged that the final item on the agenda is the 2025 Budget. He proceeded to state that Community Manager Reitz started working on the 2025 budget in June, along with the Budget Committee chaired by Jeff Williams and Roger Zieg as an essential member of the committee. In July, the committee works on the budget numbers for the next year. The Budget Committee meets with the Board to go over the budget and a meeting with CA members to review the 2025 budget. The proposed increase of the budget will be \$7.00 and will be voted on by the Board of Directors to then be voted on by the CA members. He then directed the meeting over to Treasurer Zieg. Treasurer Zieg stated that the drivers for the 2025 budget increase include expenses, wages, taxes, and benefits. The expenses are up 2.9%, contracts are up 2.4%, utilities are up 7.3%, and insurance is up 10.2%. What these amounts to is moving the dues up \$7.00 which is a 2.1% overall increase for Operations as the Reserve and Replacement Reserve accounts remain the same. End result is the proposed Members' dues will increase by \$7.00 for a total of \$340.00 for the year. While this is not a large amount it is still significant to some members of the CA. The CA did have an excess of \$22,000 from the 2024 budget which allows for the cost to only increase to \$7.00. A summary of the 2025 Budget can be found at [SCC CA BUDGET REVIEW FOR 2020 \(suncitycenter.org\)](https://www.suncitycenter.org/scc-ca-budget-review-for-2020). The proposed budget provides the Community Association the funding to meet the requirements of 2025. Keeps facilities hours and operations open at

current levels. Without a member approved dues increase, facilities and operations would be limited and/or restricted for 2025. Investment interest has helped keep the dues increase at less than the inflation rate of 3.2%. We have estimated an increase in energy and insurance costs based on information received directly from TECO and our Insurance Broker. Proposed Annual dues will be \$340.00 per member, an increase of \$7.00 per member, or 2.1%. To be voted on December 3<sup>rd</sup> and 4<sup>th</sup> by the membership along with the vote for the new directors. President Clark reiterated that the Board of Directors is always trying to keep cost down, so the dues remain affordable and the 2024 Budget reduced the dues to the Reserve Fund by \$10.00. In doing so, this kept the Replacement Reserve at \$30.00 per member. For 2024, the Board of Directors eliminated the \$5.00 fee to the Hurricane Fund, due to the funds collected being held at the Community Foundation of Tampa Bay in a reserve fund and insurance coverage. These 2024 budget actions are being kept in place for 2025. The CA also saved a lot of 2024 money on insurance by changing the CA's insurance broker. The Board of Directors budgeted a 10% increase for 2025; however, the actual amount won't be known until we get to December. The electrical cost is also forecasted to increase substantially. President Clark pointed out to unexpected issues might arise i.e. drywood termites. Also, President Clark pointed out that the proposed \$7.00 increase in member dues isn't for the campus upgrade, it's the operating cost of the current buildings. Comments from Board Members and CA members commenced to clarify additional points of the 2025 budget.

Motion to adjourn made by Director Porto, seconded by Director Rickert. Meeting adjourned at 9:44 a.m.  
Audience participation and discussion of numerous items ended at 9:59 a.m.

Alisha Marshall



Recording Secretary