



# **Sun City Center Community Association**

**Sun City Center Florida ZIP CODE: 33573 • Sun City Center AREA CODE: 813  
County: HILLSBOROUGH**

**Data compiled by Sun City Center Community Association Staff.  
Cover photo provided by Bob Sullivan**

All telephone numbers are Area Code 813 unless specified otherwise

## Directory Contents

## Page No.

Emergency Numbers .....	3
Community Numbers .....	4
Sun City Center Community Association Board .....	5
Emergency Squad .....	6
Area Hospitals .....	7
Community Support Services .....	8 - 10
Houses of Worship .....	10
Hurricane Preparations and Disaster Services .....	11
Golf Cart Usage .....	12
Recycling Information .....	13
Community Association / Facilities .....	14
Government Agencies .....	15
Articles Of Incorporation .....	16 - 18
Bylaws .....	19 - 24
Sun City Center Association Clubs / Organizations .....	25 - 27
Property Owners Association Presidents .....	28 - 31
History of Sun City Center .....	32
Area Map .....	33
Travel Information .....	34
Central Campus Map .....	35
South Campus Map .....	36
West Campus Map .....	37
Sun City Center Community Association Street Map .....	38

## EMERGENCY NUMBERS

**Ambulance** |  
**Police** |  
**Fire** |



**911**

Emergency Squad Ambulance .....	634-3800
Sun City Center Security Patrol .....	642-2020
Community Resource Deputy Sheriff (7 a.m. - 4 p.m. - M-F) .....	242-5515
Deputy Sheriff non-emergency .....	247-8200

## Other Priority Numbers

Community Association Office (SUN CITY CENTER) .....	633-3500
Office Hours: 8 a.m. – 3 p.m., Monday - Friday	
Emergency Squad Non-Emergency .....	633-1411
After 5 p.m. (7 Days a week) .....	633-1412
Information Center .....	633-4670
Lifeline Medical Alert / Men's Club .....	633-7091
Samaritan Services .....	634-9283
SCC Ride .....	633-6111

## Sun City Center Numbers

Community Association .....	633-3500
Club Contacts .....	See Pages 26-28
Home Owner Associations .....	See Pages 29-32

## Maintenance

Central Campus Days M-F .....	642-2060
Central Campus Nights .....	727-234-3490 or 813-743-1669
South Campus Day M-F .....	634-4234
South Campus Nights .....	727-234-3490 or 813-323-2016
Room Reservations .....	642-2013
Security Patrol .....	642-2020

## Community Numbers

Aston Gardens, 1311 Aston Gardens Ct. ....	642-0860
Aston Gardens at the Courtyards .....	633-2378
Department of Aging Services - Ruskin .....	672-1106
Emergency Squad (day non-emergency) .....	633-1411
Emergency Squad (night non-emergency) .....	633-1412
Freedom Plaza .....	633-1992
Greater SouthShore Chamber of Commerce...	645-1366
Lifepath Hospice .....	642-1900
Meals on Wheels .....	634-9283
Post Office .....	813-634-1403
Samaritan Services .....	634-9283
Sun Towers and Sun Terrace .....	634-3347

## Hotels

Comfort Inn .....	633-3318
Rodeway Inn .....	634-3331
Holiday Inn Express & Suites .....	813-922-4561
Hampton Inn & Suites .....	813-213-8005

## Transportation

Hartline Bus Service .....	254-4278
Airport Transportation List .....	633-4670

## Newspapers

News of Sun City Center .....	813-938-8721
SCC Observer .....	645-3111
Tampa Bay Times .....	1-800-888-7012

## Utilities

Spectrum Repairs .....	1-855-657-7328
Tampa Electric Company .....	223-0800
Frontier Florida .....	1-800-921-8101
Water / Sewer (Public Utilities) .....	272-6680
Repair .....	671-7604

## CA Room Numbers

Amateur Radio .....	642-2071
Apple Users Group .....	633-0306
Art Studio .....	642-2043
Atrium Walkway .....	642-2049
Billiards .....	642-2064
Bunka / Needlepoint .....	642-2089
Café .....	634-0896
Ceramics .....	642-2040
China Painters .....	642-2086
Computer Classroom/Lab .....	642-2053
Dance Studio #1 .....	642-2078
Dance Studio #2 .....	634-3617
Eberhardt Meeting Room .....	642-2082
Eberhardt Office .....	642-2083
Fitness Center .....	642-2048
Florida Room .....	642-2093
History Society .....	633-3038
Horizon Room .....	642-2050
Information Center .....	633-4670
Lapidary #1 .....	642-2084
Lapidary #2 .....	642-2091
Library .....	634-1315
Model Railroad .....	642-2036
Needlecrafters .....	642-2095
Photo Club .....	634-3105
Pool, Indoor Lap .....	642-2045
Potter's Wheel .....	642-2074
Sawdust Engineers .....	642-2038
Sew 'N Sews .....	642-2085
Shell Crafters .....	642-2087
Stained Glass .....	642-2088
Ticket Kiosk in Atrium Building .....	642-2051
Weavers .....	642-2072
Woodcarvers .....	634-0862



# Sun City Center Community Association Board

Sun City Center Community Association • 1009 N Pebble Beach Blvd  
• Sun City Center, Florida 33573 • 813-633-3500 • [www.suncitycenter.org](http://www.suncitycenter.org)

## 2025 Officers & Directors



**Ron Clark**  
President

[rclark@suncitycenter.org](mailto:rclark@suncitycenter.org)



**Carrie Blaylock**  
Vice President

[cblaylock@suncitycenter.org](mailto:cblaylock@suncitycenter.org)



**Jim Collins**  
Treasurer

[jcollins@suncitycenter.org](mailto:jcollins@suncitycenter.org)



**Debbie Caneen**

Corporate Secretary

[dcaneen@suncitycenter.org](mailto:dcaneen@suncitycenter.org)



**Julie Porto**  
Director

[jporto@suncitycenter.org](mailto:jporto@suncitycenter.org)



**Nancy McCall**  
Director

[nmccall@suncitycenter.org](mailto:nmccall@suncitycenter.org)



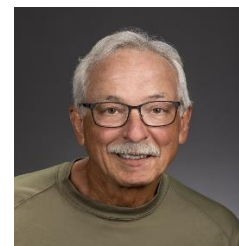
**Tony Rickert**  
Director

[trickert@suncitycenter.org](mailto:trickert@suncitycenter.org)



**Geri Roberts**  
Director

[groberts@suncitycenter.org](mailto:groberts@suncitycenter.org)



**Arthur DeAngelis**  
Director

[adeangelis@suncitycenter.org](mailto:adeangelis@suncitycenter.org)

## Board Policy

The Policy of the Sun City Center Community Association is available for your reference in the Sun City Center Library and on the Internet at the official Association website, [www.suncitycenter.org](http://www.suncitycenter.org). Its purpose is to provide an overview of the policies used by the Sun City Center Association, Inc. A policy may only be established by the Board of Directors.

## Meetings

Board meetings will be held on the second Wednesday of each month or at such times, places and dates as the Board designates. Membership meetings will be held twice a year (in March and October) and September to discuss budget issues. The Annual Meeting shall be held on the first Wednesday in January.

## Room Reservations

Any CA Member, club or organization may reserve any CA Meeting room subject to CA rules, policies, and procedures. Call 633-3500 to reserve a room. If you wish to learn more about what facilities are available, you should visit the CA office at 1009 N. Pebble Beach Blvd. The receptionist will direct you.

## Communications

You can send an email to the Board at [scboard@suncitycenter.org](mailto:scboard@suncitycenter.org). The official Association website is [www.suncitycenter.org](http://www.suncitycenter.org). Other websites describe the various aspects of the Sun City Center lifestyle. A listing of them is available at the Community Information Center or at the Sun City Center Library.

## Consumer Affairs

The Community Association maintains a business directory to assist you in selecting reliable businesses and contractors for work on your property. The Registry is available on the office Community Association website [www.suncitycenter.org](http://www.suncitycenter.org) or at the CA Office weekdays 8 a.m. - 3 p.m.

## Community Manager

The Community Manager is retained by the Community Association to manage operations of the Association and its facilities. Duties include, but are not limited to: project management, personnel management, budget formulation, property upkeep, refurbishment, and maintenance. The manager's office is in the Community Association's office building at 1009 N. Pebble Beach Blvd.

# Emergency Squad

720 Ray Watson Drive  
Sun City Center, Florida 33573  
[www.scc-ems.us](http://www.scc-ems.us)

## Emergency Call: 813-634-3800

We answer and respond to your medical emergency needs 24 hours a day

### Office

Open every day from 8 a.m. - 5 p.m. Call us at 813-633-1411  
(After 5 p.m., non-emergency calls are answered at 813-633-1412)

### Transportation to Medical Appointment

If you are non-ambulatory and need transportation to a medical office, call 813-633-1411 to make an appointment for one of our vans.

### Wheelchairs, Walkers, Crutches, Canes

Loans are available to residents. Call 813-633-1411 to make arrangements.

### Vial of Life

You should have an up to date "vial of life" on the top shelf of your refrigerator door listing your medications and other important information. If there is a need to transport you to hospital, the Emergency Squad must have that information available for the hospital technicians. The Vial of Life is available at no charge at the Emergency Squad building.

### Key Locator Card

You should fill out a KEY LOCATOR CARD indicating who in Sun City Center has a key to your house. The Emergency Squad cannot break into your home even if we know you need our assistance. The key locator cards are kept in a secured file at the Emergency Squad building that only the captain of the day can access. The cards are available at no cost at the Emergency Squad Building.

## Area Hospitals

**HCA Florida South Shore..... 813-634-3301**  
 4016 Sun City Center Blvd., Sun City Center 33573  
 First driveway west of W. Del Webb Blvd. on  
 SR- 674.

**St. Joseph South (Riverview) .....813-302-8000**  
 6901 Simmons Loop, Riverview 33578  
 US-301 N to Big Bend Rd.; left to Simmons Loop;  
 left to hospital entrance.

**HCA Florida Blake..... 941-792-6611**  
 2020 59th St. West, Bradenton 34209  
 I-75 S to Exit 220; west on Manatee Ave. (SR-64)  
 about 10 miles; left on 59th St.

**HCA Florida Brandon..... 813-681-5551**  
 119 Oakfield Dr., Brandon 33511  
 I-75 N to Exit 257; east on Rte. 60 to Parsons Ave;  
 short distance to hospital on the right.

**AdventHealth Tampa..... 813-971-6000**  
 3100 East Fletcher Ave., Tampa 33613  
 I-75 N to Exit 266; west on Fletcher Ave. through 9  
 traffic lights; hospital on the right.

**AdventHealth Riverview..... 813-471-0000**  
 9320 US-301, Riverview 33578  
 SR-674 E to US-301 N; about 10 miles to hospital on  
 the right.

**ER at Sun City Center..... 813-642-1000**  
 16504 US-301, Wimauma 33598  
 SR-674 E to US-301 N; right at first light.

**James A. Haley VA ..... 813-972-2000**  
 13000 Bruce B. Downs Blvd., Tampa 33612  
 I-75 N to Exit 265; west on Fowler Ave. to 30th St.  
 (Bruce B. Downs Blvd.); follow signs.

**VA Clinic ..... 813-998-8600**  
 12920 Summerfield Crossing Blvd., Riverview 33579  
 US-301 N to east on Summerfield Crossing Blvd.;  
 follow signs to clinic.

**Manatee Memorial..... ... 941-746-5111**  
 206 Second St. East, Bradenton 34208  
 I-75 S to Exit 220; west on Manatee Ave. (SR -  
 64 ) about 6 miles to hospital on the right.

**Moffitt Cancer Center ..... 813-745-4673**  
 12902 Magnolia Dr., Tampa 33612  
 I-75 N to Exit 265; west on Fowler Ave. 4.5 miles to  
 right on 30th St. (Bruce B. Downs Blvd.).

**Moffitt Cancer Center (SouthShore).. 866-586-4683**  
 2709 East College Ave., Ruskin 33570  
 SR-674 W; U-turn at 27th St. SE; Center on right.

**Tampa General Hospital ..... 813-844-7000**  
 1 Tampa General Circle, Tampa 33606  
 I-75 N to Exit 256; take Selmon Expressway to Exit 5  
 to Davis Island; follow signs.

## Community Support Services

### **AARP Driver Training Course .....813-530-5772**

Call for scheduling details.

### **Al – Anon &**

### **Alateen Family Groups ..... 888-425-2666**

Helping friends of alcoholics. [www.al-anon.org](http://www.al-anon.org)

Mondays 10:30 a.m., Redeemer Lutheran Church

701 Valley Forge Blvd.

Wednesdays 7 p.m. and Fridays 10 a.m.

United Methodist Church

1971 Haverford Ave.

### **Alcoholics Anonymous ..... 813-933-9123**

[www.aatampa-area.org](http://www.aatampa-area.org)

Closed meetings for those who are affected.

Tuesdays 3:30 p.m. (Closed Women's Meeting)

Redeemer Lutheran Church 701 Valley Forge Blvd.

Monday, Wednesday, Friday, & Saturday 10 a.m.

United Methodist Church

1971 Haverford Ave.

### **Blood Pressure Readings .....813-633-1411**

Sun City Center Emergency Squad

Walk-ins welcome any day 8 a.m. - 5 p.m.

720 Ray Watson Dr.

### **Campaign Against**

### **Human Trafficking.....813-413-5067**

Third Mondays 6 p.m.

United Methodist Church

1971 Haverford Ave.

### **Center 4 Life Learning.....813-634-8607**

Monday – Friday 8:30 a.m. to 12:30 p.m.

United Methodist Church

1971 Haverford Ave.

### **Community Emergency Response Team**

### **(C.E.R.T.)..... [www.scccert.com](http://www.scccert.com)**

Volunteers responding to disasters.

### **Community Foundation of Tampa Bay,**

### **South Shore Council.....813-282-1975**

Builds permanent endowments for community philanthropy.

### **DAV Van Services.....813-642-0302**

Transports Veterans to the VA Hospital

in Tampa; requires 7-day advanced notice.

### **Monday - Friday Pickup Points:**

#1. N. Pebble Beach Blvd. next to Lawn Bowling

near Hartline Bus Stop at 0645 hours

#2. Sun Towers front entrance at 0650 hours

#3. Ruskin Post Office at 0715 hours

#4. Gibsonton Walmart at 0720 hours

### **Diabetes Support Group..... 813-633-3347**

Call Sun Towers for details.

### **Dealing with Grief .....813-633-3970**

Second and Fourth Mondays 10 a.m.

St. John the Divine Church

1015 E Del Webb Blvd.

### **Information Center..... 813-633-4670**

Provides community information to residents and visitors.

Monday – Friday 10 a.m.-12 p.m. & 1 p.m.- 3 p.m.

### **Interfaith Social Action**

### **Council of Sun City Center.....813-642-9099**

Consisting of 7 houses of worship whose charitable efforts are funded via sales at the Nearly New Shop. Funds provide local high school scholarships and grants to South Shore service organizations, e.g. SCC Emergency Squad.

### **Lifeline Medical Alert.....813-633-7091**

Sponsored by the Men's Club of SCC. A portable pendant provides 24/7 emergency assistance.

### **Life Path Hospice House..... 813-634-7621**

3725 Upper Creek Dr.

Service includes nursing, counseling, and in-home hospice visits.

### **Low Vision Group..... 813-634-3347**

Second Fridays 1:30 p.m. at Sun Towers.

Support for those experiencing vision problems of all kinds.

### **Mary Petro Fund..... 813-634-8306**

Tuesday and Thursday 10 a.m. to 2 p.m.

United Methodist Church, 1971 Haverford Ave.

Provides financial assistance for food and medicine.

### **Meals on Wheels..... 813-634-9283**

Daily, volunteers provide one hot meal per day, prepared by HCA Florida South Shore Hospital, with delivery between 3:30 p.m. and 4:30 p.m.

### **Nearly New Shop..... 819-642-9099**

Selling donated clothing and household goods to support Interfaith Social Action Council's charitable work.

**Donations:** Mon, Tue, Thurs, Fri; 8 a.m. - 1 p.m.

**Sales Days:** Saturdays 8 a.m. – 1 p.m. and

Wednesdays mid-September thru mid-May

**Location:** Behind SCC Plaza

### **Parkinson's Support Group..... 813-634-3347**

Third Monday 1:30 p.m.

Sun Towers Retirement Community Theatre



## Community Support Services

### **Salvation Army, Tampa Adult**

**Rehabilitation Center ..... 813-972-0471**

Helps solve drug or alcohol problems.

### **Samaritan**

**Alzheimer/Dementia Auxiliary.....813-634-9283**

This is respite care.

**Samaritan Services ..... 813-634-9283**

Provides for companion care

Provides transportation to medical  
appointments with 10 Day notice.

**SCC Ride.....813-633-6111**

In town only transportation for ambulatory  
residents for shopping or appointments.

### **SCC Charitable**

**Foundations, Inc. .... 813-340-0533**

Partnering with you for a better community  
through philanthropy and local leadership.

**Seniors vs Crime.....813-634-8666**

Tuesdays 9 a.m. to 12 p.m.

960-D Cherry Hills Dr.

24-hour phone number: 1-800-203-3099

**SHINE..... 1-800-963-5337**

Provides Medicare assistance.

### **South Shore Coalition for**

**Mental Health & Aging ..... 813-419-4902**

[www.mental health and aging.org](http://www.mental health and aging.org)

Sun Towers, 101 Trinity Lakes Drive, Ste. 254

Helps arrange for mental health providers.

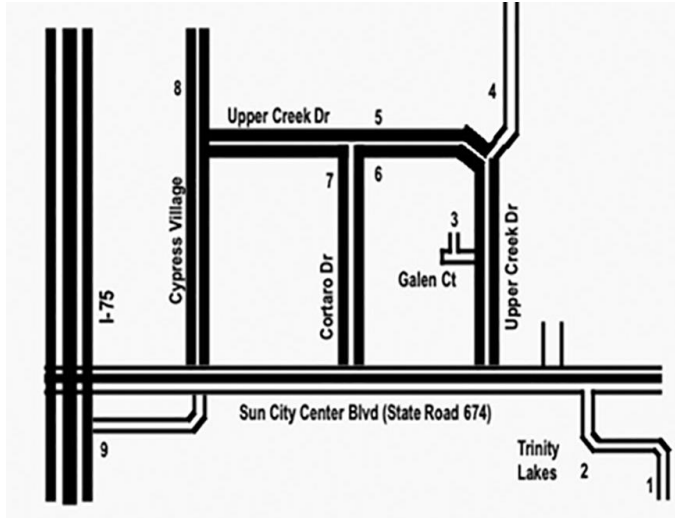
**Wimauma Senior Center..... 813-671-7672**

Monday – Friday 8 a.m. to 5 p.m.

16621 Lagoon Shore Blvd., Wimauma 33598

## Community Support Services

**Aston Gardens at Sun City Center** ..... 642-0860  
1311 Aston Gardens Ct.



**1-Aston Gardens at the Courtyards** ..... 633-2378  
231 Courtyard Blvd.  
**2-Sun Towers** ..... 634-3347  
101 Trinity Lakes Dr.  
**3-Freedom Plaza SCC Assisted Living** ..... 633-4340  
3910 Galen Ct.  
**4-Plaza West** ..... 633-3066  
912 American Eagle Blvd.  
**5-Palm Garden** ..... 633-2875  
3850 Upper Creek Dr.  
**6-Sun City Senior Living** ..... 633-3333  
3855 Upper Creek Dr.  
**7-Belvedere Commons** ..... 642-8400  
758 Cortaro Dr.  
**8-Cypress Creek Assisted Living** ..... 633-7777  
970 Cypress Village Blvd.  
**9-Inspired Living** ..... 922-1821  
1320 33rd St. SE

## Houses of Worship

**Beth Israel,  
The Jewish Congregation of SCC** ..... 634-2590  
1115 E Del Webb Blvd.  
**Calvary Lutheran Church** ..... 645-1305  
1250 E College Ave. Ruskin 33570  
**Destiny Church** ..... 645-3337  
2322 11th Ave. SE, Ruskin 33570  
**First Christian Church** ..... 419-4930  
1707 33rd St. SE, Ruskin 33570  
**Friendship Baptist Church, SBC** ..... 633-5950  
1511 El Rancho Dr.  
**Grace and Truth Fellowship** ..... 633-5404  
16110 US-301 S, Wimauma 33598  
**Our Lady of Guadalupe  
Catholic Mission** ..... 633-2384  
16650 US-301 S, Wimauma 33598  
**Prince of Peace Catholic Church** ..... 634-2328  
702 Valley Forge Blvd.  
**Redeemer Lutheran Church** ..... 634-1292  
701 Valley Forge Blvd.  
**Sun City Christian Center** ..... 633-1188  
17566 US-301 S, Wimauma 33598

**St. Andrew Presbyterian Church** ..... 634-1252  
1239 W Del Webb Blvd.  
**St. Anne Catholic Church** ..... 645-1714  
106 11th Ave. NE, Ruskin 33570  
**St. John the Divine Episcopal Church** ..... 633-3970  
1015 E Del Webb Blvd.  
**South Hillsborough Church of Christ** ..... 645-7607  
1611 1st St. SW, Ruskin 33570  
**The Crossing Church** ..... 626-0783  
2409 E College Ave., Ruskin 33570  
**Trinity Baptist Church** ..... 634-4228  
702 W Del Webb Blvd.  
**United Methodist Church** ..... 634-2539  
1971 Haverford Ave.  
**Unity SouthShore** ..... 727-426-6768  
Fire House Cultural Center  
101 1st Ave. NE, Ruskin 33570  
**Wimauma Community Church of God** ..... 634-4776  
5504 SR-674, Wimauma 33598

All telephone numbers are area code 813 unless  
specified otherwise.

# Hurricane Preparations and Disaster Services

Sun City Center is exposed to a wide variety of hazards, both natural and man-made.  
Our best defense is good information.

## Emergency Information:

**Florida State:** [www.floridadisaster.org](http://www.floridadisaster.org)  
or 850-413-9969

## Hillsborough County:

<http://www.hillsboroughcounty.org/emergency/>  
or 813-236-3800

## Local Radio:

You should have a battery-operated radio already tuned to a station known for broadcasting accurate weather information and news.

## Emergency Plan:

Evacuation? Sun City Center is not located in an evacuation zone. We are located high enough above sea level and far enough inland that we will not be asked to evacuate even in the most severe storm. Our home is probably our best protection. Sun City Center is at 27.7 North Latitude, 82.4 West Longitude. This is useful to know when you hear reports of a hurricane's path. You can round this off to 28 and 82 so the numbers are easy to remember with little loss of accuracy.

## Supplies?

We need to have an emergency kit with 3 days' supply of water, food, and medications; for both ourselves and our pet. The distribution point for emergency supplies (if activated by the county) will be either the Home Depot or The Prince of Peace Church parking lots.

## Special Needs?

If you have special medical needs that might not be met during an electrical power interruption for several days or should roads become impassable, you should register with Hillsborough County at 813-272-5900.

**The Sun City Center Emergency Squad can help you with the forms. Call 633-1411 now.**

## Contacting Relatives?

Land-line and cellular phone service may be disrupted in emergencies. Urgent health & welfare message to/from your relatives can be passed by amateur radio operators from their club room in the Maintenance Building. Emergency information will be posted via radio at [www.sccarc.info](http://www.sccarc.info) for out of area relatives. Tell them to check that website if they can't reach us in the usual ways.

## Hurricane Preparedness:

Become familiar with the terms they use on the radio and TV:

**HURRICANE WATCH** - There is a possibility hurricane will hit our area

**HURRICANE WARNING** - It is likely that a hurricane will hit our area

**HURRICANE ALERT** - The storm will hit our area in a few hours or less

### Things to do by June 1st of each year

1. Tell your Family and Neighbors of your plans for the next 3-4 months. If your plans change, be sure to let them know.
2. Check your first aid kit for missing items. Are contents fresh?
3. Check your required medications; have a minimum 2-week supply.
4. Be sure your hand operated can opener is clean and operational.
5. Have a 3-day supply of bottle water; one gallon per person per day. Also, for pets.
6. Three-day supply of canned or boxed non-perishable food. Do not forget your pet's supplies.
7. Supply of Paper / Plastic plates, cups, spoons, knives, and forks.
8. Check propane ( charcoal, matches ) for your barbecue. Never use a barbecue indoors.
9. Flashlights (spare batteries,) masking tape or duct tape for small temporary repairs.
10. Two gallons of plain, unscented household bleach.
11. Bug repellent, sun screen and toilet articles.
12. Locate cash in small denominations, credit cards, extra car keys, jewelry, insurance papers with agent's name and telephone number.
13. Bag of extra clothes and shoes.

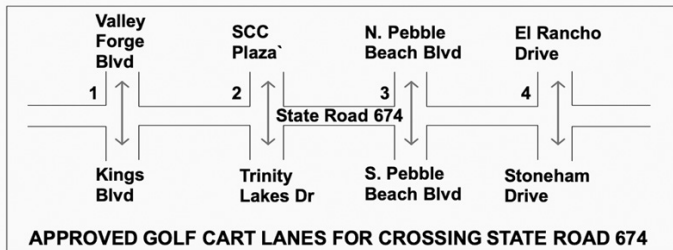
**During a hurricane, there will NO emergency services available to us. As soon as the storm passes and the winds return to below 35 MPH, local services will begin to operate by clearing the streets and surveying the community for medical needs and damage.**

Stay in your safe room at home until the storm has completely passed. After the storm, let your neighbors know you are okay.

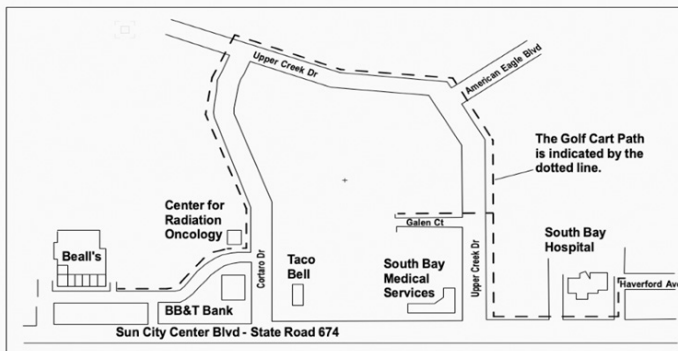
**IF you have an urgent emergency situation, CALL 911**

# Golf Cart Usage

Golf carts may be driven anywhere within our self-contained community subject to certain constraints (F.S. 316.212). This includes all Sun City Center streets but must not be driven along State Road 674 (Sun City Center Blvd.). Golf carts may cross State Road 674 at four locations (map below) designated by the Florida Department of Transportation. Golf Carts may be used only between the hours of sunrise and sunset and never at night even if the cart is equipped with lights. Golf carts must be equipped with a rear-view mirror, front and rear reflectors, and adequate brakes and tires.

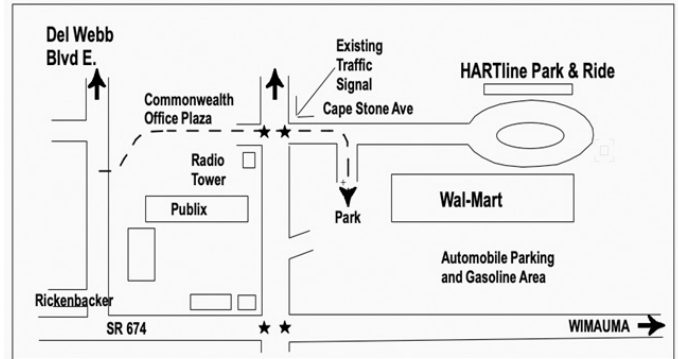


Golf carts must be operated with care and in full compliance with all motor vehicle laws including signaling for all turns, keeping to the right, and obeying traffic signs and signals. While a driver's license is not required to operate a golf cart, carts are classified as motor vehicles. Thus, any improper operation is subject to criminal laws and liability claims. Children are not allowed to operate golf carts.



To accommodate golf cart access to several nearby medical facilities; the county built a special golf cart path extending to the west of the Sun City Center Community. The dotted line on the map to the right shows the route extending from West Del Webb Blvd. to Haverford Ave., to the entrance of the Marketplace Shopping Center. Caution must always be exercised.

In addition, (with the cooperation of the land



owner) a golf cart path has been constructed from East Del Webb Blvd. to specified parking spaces at the Walmart. The route, including crossing U.S. Hwy 301, is shown by a dotted line on the map drawn above.

Golf cart owners are encouraged to have liability insurance for their vehicles. In addition, all carts should be registered with the Sun City Center Security Patrol to help with recovery of lost or stolen vehicles. Note, the ignition keys in many golf carts will work in other carts unless the owner has had a special switch installed. The Security Patrol also arranges inspections of golf carts at pre-announced times and dates.

## SCC Golf Course Pro Shops

Club Renaissance ..... 633-1015

## Area Golf Clubs

Caloosa Golf & Country ..... 634-2870

Freedom Fairways ..... 633-4653

## Recycling Information

All **trash** must be placed inside the **gray carts** for pick-up **Wednesday** and **Saturday**.

All **recyclables** must be placed together inside the **blue carts** for pick-up on **Saturday**.

**Examples include:** flattened boxes, magazines, newspapers, telephone books, catalogs, junk mail, office paper, cereal boxes, soda and beer carriers, aluminum / tin cans, glass bottles and jars (without lids), and plastics labeled 1-7. **No** light bulbs, glass windows, mirrors, dishes, cups, or crystal.

The carts are to be placed **curbside three feet apart** for automatic collection as shown in the picture.

**Yard waste** should be bundled in lengths of 4 feet or less in your containers (not in plastic bags) at curbside for collection on **Saturday**.



For further questions,  
visit [www.hcfl.gov/solidwaste](http://www.hcfl.gov/solidwaste) or call  
813-671-7611.

### **Solid Waste Examples:**

Furniture, grills, refrigerators, stoves, and mattresses. South County Solid Waste Facility at Powell Rd.; 1/4 mile north of Big Bend Rd. on US-41. Take first right on Powell Rd. Bring photo ID and Ad Valorem Tax bill.

### **Household Chemicals & Electronics Examples:**

Cleaning supplies, oil, paint, yard chemicals, pesticides, batteries (auto, nicad), computers, and TV's. Second right on Powell Rd. at South County Solid Waste Facility. Open on the 2<sup>nd</sup> Saturday of the month; 8 a.m. to 2 p.m.

### **Medical Equipment and Aids:**

Canes, walkers, wheel chairs, eyeglasses, and hearing aids. SCC Emergency Squad – 813-633-1411

### **Household Furnishings in Good Condition:**

Salvation Army: 813-972-0471

Mary Martha House: 813-645-7874

### **Clothing:**

Nearly New Shop behind SCC plaza.

Donations: Mondays, Tuesdays, Thursdays, and Fridays; 8 a.m. to 1 p.m.

Purchases: Saturdays 8 a.m. to 1 p.m. and Wednesdays mid-September thru mid-May.

St. Andrews Presbyterian Church: 813-634-1252

### **Medications No Longer Needed:**

CVS, Walgreens, or Publix pharmacy departments.

Medications need to be in a zip lock bag.

NO needles or syringes.



## Library

**1011 North Pebble Beach Blvd. • 634-1315**

Open Monday-Friday, 9 a.m.- 4 p.m.

Our Library contains a collection of over 20,000 items including books, paperbacks, magazines, and DVD's. In addition, items from the Hillsborough County Library system can be ordered by calling 813-273-3652, then picked up and returned at our Library. Residents should use their CA Identification Card to borrow Library Materials.

## Fitness

**Atrium Building • 642-2048**

Open every day from 6 a.m. - 8 p.m.

This center contains outstanding equipment for use by CA Members. All guests 18 years of age or older must have a Guest Pass. No one under 18 years of age is allowed in the Fitness Center.

## Pools

**In and Around the Atrium Building • 642-2045**

**Outdoor and Indoor Pools,  
Indoor Walking / Exercise Pool, Spas**

- Children's Hours (Ages 3 – 17): 11 a.m. to 1 p.m. and 3 p.m. to 5 p.m.
- Children are not permitted in the indoor walking pool or spas.
- Children must be accompanied by an adult with a CA badge or Guest Pass.
- All guests 18 years of age or older must have a Guest Pass.
- Indoor/outdoor pools and spas are closed when lightning is 6 miles out and remain closed until storm has passed.

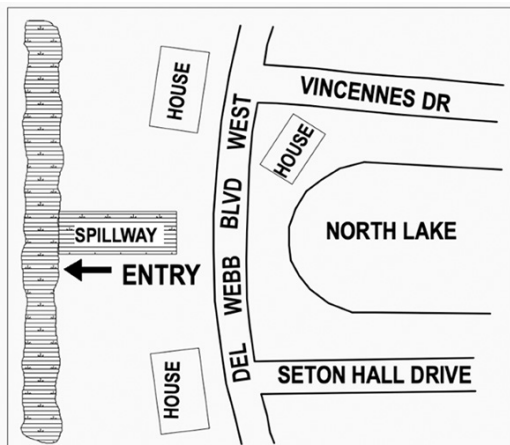
## Walking & Nature Trails

No walking assists are permitted on these trails. There are no restroom facilities at either site.

We urge you to carry a cell phone in case you need assistance.

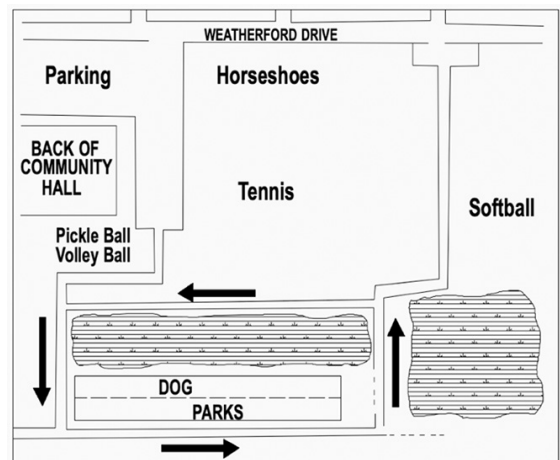
### North Trail:

Parking for cars on Del Webb West or the grass, for golf carts or bicycles just inside the property. A map at the entry shows the trail network. The SCC Audubon Club stewards the Nature Trails.



### South Trail:

Follow the arrows shown below just outside the dog parks. Automobiles may be parked adjacent to the rear entrance to Community Hall.



## Government Agencies

### Senior Services

Florida Abuse Registry..... 1-800-962-2873  
Hillsborough Healthline..... 813-307-8000

### Elected Officials, National Government

#### President 4 years – Nov 2028

Donald Trump (R)  
The White House, 100 Pennsylvania Ave  
Washington, D.C. 20500

#### Vice President 4 years – Nov 2028

JD Vance (R)  
Executive Office Building  
Washington D.C. 20510

#### U.S. Senators (6 years)

Senate Office Building  
Washington D.C. 20510  
Rick Scott (R) Nov 2030  
Marco Rubio (R) Nov 2028

#### U.S. Representative (2 years)

16th Congressional District  
Vern Buchanan (R) Nov 2026  
1051 Manatee Ave W Ste. 305  
Bradenton FL 34205  
941-747-9081

### State Government

#### Governor 4 years – Nov 2026

Ron DeSantis (R)  
State Capitol, Tallahassee, FL 32201  
850-488-4441

#### Lt. Governor

Jeanette Nunez  
State Capitol, Tallahassee, FL 32201  
850-488-4441

#### Cabinet (4 years – Nov 2026)

#### Attorney General Ashley Moody (R)

#### Chief Financial Officer Jimmy Patronis (R)

#### Commissioner of Agriculture Wilton Simpson (R)

#### State Senator (2 years – Nov 2026)

**District 20** Jim Boyd (R)  
717 Manatee Ave W Ste. 100,  
Bradenton, FL 34205  
941-742-6445

#### State Representative (2 years – Nov 2026)

The State Legislature meets annually for  
60 days session.  
State Capitol, Tallahassee FL 32301

#### District 57 Adam Anderson (R)

### County Government, Board of Country

#### Commissioners

(4 Years) P.O. Box 1110, Tampa FL 33601

The Board of County Commissioners meets the  
first and third Wednesday of the month at 9 am  
Switchboard will take messages 272-5660

District 1: Harry Cohen (D) 2026 .....272-5470

District 2: Ken Hagan (R) 2028.....272-5452

District 3: Gwen Myers (D) 2026 .....272-5720

District 4: Christine Miller (R) 2028 .....272-5740

District 5: Donna Cameron Cepeda (R) 2026....272-5725

District 6: Chris Boles (R) 2028 .....272-5730

District 7: Joshua Wostal (R) 2026..... 272 -5735

#### County Administrator (appointed)

Bonnie Wise .....272-5750

#### County Officials

**Sheriff**, Chad Chronister (R) .....247-8000

**Property Appraiser**, Bob Henriquez (D) 272-6100

**Tax Collector**, Nancy Millan (D) .....635-5200

#### Supervisor of Elections,

Craig Latimer (D).....272-5850

**Clerk of Circuit Court**, Victor Crist (R) 276-8100

**Public Defender**, Lisa McLean (D) .....272-5980

**State Attorney**, Susan Lopez (R)..... 272-5400

## Government Offices

Animal Services .....744-5660

Better Business Bureau ..... 727-535-5522

Driver's License Information .....635-5200

Florida Highway Patrol ..... 558-1800

Hurricane Information.....645-2323 or 645-2506

Hillsborough County Information .....272-5900

Internal Revenue Service

Forms Only ..... 800-829-3676

Federal Tax Information .....800-829-1040

License Plate Information .....635-5200

Medicare ..... 800-633-4227

Social Security..... 800-772-1213

Calls to this number may be monitored

Voter Registration Information.....272-5850

Veterans Administration..... 800-827-1000

Weather / Local Forecasts.....645-2506

Other Weather M-F 8 a.m. – 4 p.m.

to report severe weather .....645-2323



# Articles of Incorporation

## SUN CITY CENTER COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION

RESTATED

ARTICLES OF INCORPORATION

### ARTICLE I

The name of this corporation is SUN CITY CENTER COMMUNITY ASSOCIATION, INC.

### ARTICLE II

a) The general nature, objects and purposes for which this corporation is exclusively organized and operated are charitable, scientific or educational. This corporation is to serve the residents of the retirement community located in Hillsborough County, Florida, known as Sun City Center, by providing relief for the elderly, providing assistance and essential services to tax-exempt entities, and operating in lieu of a municipal government by supplementing, but not duplicating, many costs of government, for the benefit of the residents, by maximum use of volunteer, uncompensated services from the residents.

In furtherance of these purposes, Sun City Center Community Association, Inc. shall manage recreational facilities owned for the benefit of all residents, shall enforce that private zoning known as "restrictive covenants running with the land" on behalf of the residents and for the benefit of the community as a whole (as opposed to private interests), and shall represent the retirement community known as Sun City Center before all organizations and persons.

This corporation shall receive and maintain funds of real and/or personal property, and subject to the restrictions and limitations hereinabove and hereinafter set forth, shall use the whole or any part of the income therefrom and the principle thereof exclusively for its charitable, scientific or educational purposes.

b) No part of the net earnings or assets of the corporation shall inure to the benefit of or be distributable to any member, director or officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation effecting one or more of its purposes), and no member, director or officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. (No substantial part of the activities of the corporation shall be the carrying on of

propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.)

c) Notwithstanding any other provisions of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt under Section 501(c)(3) of the Internal Revenue Code or the regulations issued thereunder, or by an organization, contributions to which are deductible under Section 170(c)(2) of such Code and regulations issued thereunder.

d) In the event of dissolution or final liquidation of the corporation, the residual assets of the organization will be turned over to one or more organizations that themselves are exempt as organizations described in Sections 501(c)(3) and 170(c)(2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future Internal Revenue Code, or to the Federal, State or local government for exclusive public purpose.

### ARTICLE III

This corporation shall have and exercise all powers provided by the laws of the State of Florida pertaining to corporations not for profit including, but not limited to, Chapter 617 Florida Statutes and future amendments thereto, or succeeding statutes pertaining to corporations not for profit in the State of Florida, necessary or convenient to effect any and all of the charitable, scientific and educational purposes for which the corporation is organized, subject, however, to the following:

a) This corporation shall be operated exclusively for, and shall only have the power to perform activities exclusively within the meaning, requirements and effect of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended heretofore or hereafter.

b) This corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax law.

c) This corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954, or corresponding provisions

# Articles of Incorporation

of any subsequent Federal tax laws.

**d)** This corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.

**e)** This corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.

**f)** This corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.

**g)** This corporation shall not engage in any prohibited transaction as defined in Section 503(b) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.

## **ARTICLE IV**

This corporation shall not issue any type of stock. Members of this corporation shall be all residents of Sun City Center and those individuals who would subsequently qualify if Sun City Center Civic Association had not consolidated into Sun City Center Community Association, Inc. shall be members. Each member shall have only one (1) vote. "Sun City Center", as that phrase is used in these Articles, indicates that residential land shown as the North/South Sector in Exhibit E to the settlement of the 1984 litigation between Sun City Center Civic Association and W-G Development Corp., including the "d-strips" if, when, and to the extent committed to the Sun City Center Civic Association agreement by the developer. Previous members of the Sun City Center Civic Association or Sun City Center Homeowners Association residing in Lake Towers may be admitted by the Board of Directors.

Changes in the area herein defined as "Sun City Center" and the definition of "members" may be approved by the members voting in a referendum.

## **ARTICLE V**

The current registered agent of this corporation is Carol R. Donner, and the address of the initial registered office is 1009 N. Pebble Beach Blvd., Sun City Center, Florida 33573.

## **ARTICLE VI**

The initial Board of Directors, who will serve until their successors are elected by the members, are:

James C. Waters,  
625 Allegheny Dr., Sun City Center, FL.  
Mack D. Ragland,  
110 Wintersong Ln., Sun City Center, FL.  
George R. Grange,  
1602 New Bedford Dr, Sun City Center, FL.

The members, by creating appropriate Bylaws may vary the number of directors (but never less than five nor more than nine except for the initial board) and determine qualifications and terms of directors, PROVIDED HOWEVER: all directors must be members of this corporation and no employee (or immediate family member of an employee) of any organization engaged in subdividing or marketing any portion of the unimproved area of Sun City Center shall be eligible to serve as directors.

## **ARTICLE VII**

The incorporators and their addresses are the same as the initial Board of Directors.

## **ARTICLE VIII**

All directors shall serve without compensation.

## **ARTICLE IX**

Directors may, by majority vote, fill a vacancy on the Board of Directors due to a resigning, deceased or recalled Director. The appointee shall serve until the next regularly scheduled election of directors.

Directors may be removed, with or without cause, by referendum. Upon written petition signed by 10% or more of the membership, the Board of Directors shall (within 30 days from receipt of the petition) give notice of the recall vote to the members and schedule a referendum to

take place no earlier than 30 days following notice and no later than 60 days following notice. In the event the Board of Directors fail to respond in accordance with this Article, the petitioners may cause the vote to take place and shall be reimbursed for all resulting expense from corporate funds.

"Referendum" as used in these Articles shall mean a vote by secret ballot (not necessarily associated with any meeting unless required by Florida law) taken over a period of at least two days during which polls are open at least seven hours each day. Absentee voting shall be allowed in a referendum.

## **ARTICLE X**

The Directors shall not enter into any contract that commits the corporation to expend or use corporate funds or assets in an amount greater than fifteen



# Articles of Incorporation

percent (15%) of the then operating budget without the approval of the members in a referendum. A series of smaller contracts shall not be used to avoid this requirement.

## **ARTICLE XI**

Voting in referendum by proxy shall not be allowed at any time or for any purpose. Rather, the opportunity to vote (by every competent member) shall be assured by use of absentee ballots or voting by mail for those members who would not vote without special procedures. Proxies may be used for voice votes if the agent is directed how to vote.

## **ARTICLE XII**

These Articles may be amended by the Board of Directors if needed to meet the requirements of the U.S. Internal Revenue Service's response to the corporation's request for an advance determination letter concerning the corporation's exempt status. In the event of a need for this type of amendment, the corporation shall have no members prior to completion of this amendment, this provision shall not restrict membership for purposes other than amendment of Articles.

All other amendments of these Articles shall require approval of twenty-five percent (25%) of all members in good standing, provided that such twenty-five percent (25%) is a majority of those voting in a referendum. This approval may be obtained only by referendum. The one exception to this provision is: the Directors may change the registered agent or the registered office of this corporation from time to time, with or without cause.

All other referendums, whether required by these Articles or initiated by the Directors or members shall pass upon support of more than 50% of those members voting.

## **ARTICLE XIII**

Bylaws shall be enacted, amended, cancelled or otherwise changed by a vote of the majority of members attending a meeting called with reasonable notice of the proposed Bylaw action, or by referendum if ordered by the Board under authority of Article XV. The Board of Directors shall set policy (as may be authorized by the corporate Bylaws) of the corporation.

## **ARTICLE XIV**

Except as expressly provided otherwise in these Articles, agenda for all meetings of the members must be published (by mail to each household or by

publication) in a newspaper (commonly distributed within Sun City Center) a minimum of 15 days and a maximum of 60 days prior to day of meeting. Discussion on any subject may be allowed at a members' meeting but votes shall be allowed only on issues on the published agenda for that meeting. Agenda for all meetings shall be set by the Board of Directors except as provided otherwise in these Articles.

## **ARTICLE XV**

Regardless of Article XIV, members may schedule an issue for vote. This initiative shall be accomplished by petition signed by 100 or more of the membership and generally following the procedure provided by Article IX regarding removal of directors, except that a referendum shall not be required unless required under these Articles or determined to be in the community's best interest by the Board of Directors.

## **ARTICLE XVI**

The undersigned, constituting the incorporators of this corporation, for the purpose of forming this corporation not for profit under the laws of Florida, have executed these Articles of Incorporation this 28th day of October, 1986.

signed by: James C. Waters  
Mack D. Ragland  
George R. Grange

Adopted by a vote of members,  
October 20-28, 1986.

1. Articles II and III were amended on January 19, 1989, by the Board of Directors as authorized by Article XII.

2. Articles IIb and VIII were amended on October 5, 1989, by the Board of Directors as authorized by Article XII.

3. Article IV was corrected by the Board of Directors on January 22, 1992.

4. Article IX was amended by the Board of Directors on May 29, 1992 to meet the mandatory requirements of Florida Statute 617.0809.

5. Articles X and XII (second paragraph) were amended on March 28, 2005 by a membership mail ballot vote as authorized by Article XII.

6. The original Article IX was restored by the Board of Directors on June 9, 2010 to correct the Scribner's error in #4 above which was misstated.

# Sun City Center Community Association, Inc. Bylaws

## SUN CITY CENTER COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION AMENDED BYLAWS

### PREAMBLE

The purpose of this Corporation and the means for accomplishment of this purpose are stated in Article II of the Articles of Incorporation of the Sun City Center Community Association, Inc.

Payment of dues, and the requirement contained in the "restrictive covenants" that at least one occupant of each dwelling unit must be fifty-five (55) years of age or older and that no one under eighteen (18) years of age may live in the dwelling unit for more than thirty (30) days each year are determined to be of paramount importance and benefit to all residents. The Association shall, therefore, take action as necessary to assure that such dues payment and "restrictive covenants" are applied to all dwelling units in Sun City Center, in the area described in Article IV of the Articles of Incorporation, and to enforce all other requirements and restrictions.

### DEFINITIONS

**Resident** – A resident is a person who lives in Sun City Center for at least four (4) consecutive months.

**Resident-Owner** - A resident-owner is a person whose principal home for legal purposes is in Sun City Center, or who may have a legal residence in another place, but who also owns and occupies a home in Sun City Center.

**Compensation** – Compensation refers to wages, salaries, or benefits for services rendered. It does not include reimbursement for properly authorized expenses.

**Ballot Vote** – As used in these Bylaws, a ballot vote is a vote of the membership by secret ballot to be held for at least one day at designated polling place(s) which are to be open from 9:00 a.m. to 5:00 p.m. Absentee ballots are authorized. Proxy votes shall not be used.

### BYLAW 1 - MEMBERSHIP

**Section 1.** All residents/resident-owners in the retirement portion of Sun City Center are members of the Association. Except as otherwise provided in this Bylaw, residents of areas outside the retirement portion of Sun City Center may not become members of the Association.

Non-resident owners who would qualify for membership if they were residents are also members of the Association whenever the dwelling unit owned is not occupied by defined residents. A person who does not own a dwelling unit in Sun City Center and who lives in Sun City Center for less than four (4) consecutive months per year is not considered a resident and is not eligible to be a member of the Association.

**Section 2.** Use of Association facilities and other privileges normal to Association membership requires that all members have all dues, fees, and assessments obligations satisfied, be in agreement with Article III of the Articles of Incorporation, and own or occupy a dwelling unit which is covered by a signed Community Association Membership Agreement.

**Section 3.** Residents of Lake Towers who have previously been members of the Association may continue their membership, subject to rules and conditions established by the Board of Directors (Board).

**Section 4.** Memberships are not transferable.

**Section 5.** Members shall be entitled to vote, hold office, and use Association facilities subject to the Articles of Incorporation, Bylaws and other rules and requirements of the Association.

### BYLAW II - BOARD OF DIRECTORS

**Section 1.** There shall be nine (9) Directors, none of whom shall receive compensation for services to the Association.

**Section 2.** The Board shall have full power and authority to manage the affairs of the Association, subject to the Articles of Incorporation, and these Bylaws and any amendments thereto.

**Section 3.** The Board shall have the right to establish fees chargeable to clubs or organizations using Association facilities.

**Section 4.** A majority of the Board shall constitute a quorum for the transaction of business at a regular or special meeting, except that approval by a majority of the entire Board shall be required for the following matters:

Financial hardship cases (Bylaw V, Section 1 of these Bylaws).

(b) Establishment of fees or other revenue producing methods.

Non-member use of Association

# Sun City Center Community Association, Inc. Bylaws

facilities (Bylaw XII, Section 3).

**Section 5.** Regular meetings of the Board shall be held at least once per month at a time set by the Board. All Board meetings at which a binding vote is taken on a resolution, a rule, or a formal action shall be open to attendance by any member of the Community Association.

**Section 6.** ++Vacancies on the Board shall be filled as provided in Article IX of the Articles of Incorporation.

**Section 7.** The elected Directors shall take office at the next annual meeting following their election. Three Directors shall be elected annually. The term of office for a Director shall be three years.

**Section 8.** A Director shall not serve more than two (2) consecutive elected terms. Thereafter, two (2) years must elapse before such person is again eligible to serve as a Director. However, any time served on the Board in a single appointment prior to election as a Director shall be exempted.

**Section 9.** No two (2) members of an immediate family (i.e., husband, wife, brother, sister) or two members cohabiting in the same household may sit as Directors of the Association at the same time.

## BYLAW III - OFFICERS

**Section 1.** The officers of the Association shall include a President, Vice President, Secretary and Treasurer.

**Section 2.** Following the election of Directors and prior to the next annual meeting, the new Board shall meet to elect the Officers, by secret ballot if requested. Only the President and Vice President must be Directors; the Secretary and Treasurer need not be Directors, but must be members of the Association. All Officers shall take office on the day of the next annual meeting.

**Section 3.** The President, as Chief Executive Officer, shall:

(a) Preside at all meetings of the Association and of the Board

(b) Insure that all policies approved by the Board are enforced.

(c) Call special meetings of the Board when he or she deems it necessary or is requested to do so by three members of the Board.

(d) Appoint Committees with the approval of the Board.

(e) Appoint Committee Chairpersons annually with the approval of the Board.

(f) Serve as an ex-officio member of all committees.

(g) Have authority to represent the Association, or delegate a Director to do so, but shall not establish new Association policies or modify existing policies without Board approval.

(h) Have duty of management responsibility over the Community Manager subject to the determination of the Board.

**Section 4.** The Vice-President shall have all the powers, prerogatives, and duties of the President in his absence or disability. He or she shall be a general assistant to the President, performing such duties as the President may assign.

**Section 5.** The Secretary shall have the responsibility to maintain the Corporate Seal, enter in proper books all resolutions and proceedings of the Association and the Board, maintain necessary files, and issue notices of all meetings.

**Section 6.** The Treasurer shall have the responsibility to:

(a) Receive and be accountable for all funds of the Association.

Deposit all Association funds in the name of the Association to such accounts and/or into such investments as directed by the Board.

Prepare annual capital and operating budgets for approval by the Board. These budgets shall be submitted to the Board not later than one month before the beginning of the succeeding fiscal year, and as finally approved by the Board, shall be presented to the membership for their information in establishing dues for the succeeding fiscal year (Bylaw V, Section 2 of these Bylaws).

In addition to annual operating expenses, the budget shall include:

A general replacement reserve fund for the replacement of all capital assets of the Association. This fund is to be used for replacement and is restricted from use for any other purpose. These accounts shall include, but are not limited to, roof replacement, heating/ventilating/air conditioning equipment, pavement resurfacing and the replacement of specialized items or facilities.

A furniture and equipment replacement reserve account which is restricted from use for any other purpose. This account shall include the replacement of tables, chairs, computers, printers and fitness equipment.

# Sun City Center Community Association, Inc. Bylaws

A hurricane deductible reserve account which is restricted from use for any other purpose.

The amount to be reserved shall be computed by means of a formula that is based upon estimated life and estimated replacement cost.

**(d)** Ensure that funds are disbursed only when disbursement either has been approved by the Board or is provided for in a budget approved by the Board.

**(e)** Collect all dues, fees and assessments, keeping appropriate records of such collections, including the status of each member's account.

**(f)** Present to the Board a full financial report annually, including balance sheets, income and expense and cash flow statements.

**(g)** Submit association financial records for annual review and/or audit by an independent accountant at the end of each fiscal year and at any other time as directed by the Board.

**(h)** Place liens, including accrued interest, costs and attorney's fees, on properties, as applicable, in those instances where a member has failed without excuse, to pay all dues, fees and assessments, within thirty (30) days of the due date.

Ensure that the Capital Fund Fees collected from resale homes in the Community Association are deposited into the Capital Fund. The Capital Fund is established to provide funds for construction projects and major campus renovations. The Capital Fund accounts are restricted from use for any other purpose.

## **BYLAW V - DUES, FEES, AND ASSESSMENTS**

### **BYLAW IV - COMMITTEES**

**Section 1.** The following shall be Standing Committees of the Association:

Budget Committee

Consumer Affairs Committee

Elections Committee

Governmental Affairs Committee

Internal Audit Committee

They shall report to the Board of Directors.

**Section 2.** The Board shall have the authority to establish such other committees as necessary to carry out the functions of the Association.

**Section 3.** Committee chairpersons may be appointed annually by the President with Board approval or may be appointed by the Board. They must agree to serve voluntarily without compensation and must

be members of the Association and not delinquent. They may serve successive terms without limit at the discretion of the Board. Their appointment must be reaffirmed at the beginning of each calendar year.

**Section 1.** All members are required to pay annual dues on or before the date specified by the Board. Annual dues must be paid to the Association for each dwelling unit. Financial hardship cases will be handled as determined by the Board. Times and places to receive dues payments shall be as determined by the Board.

**Section 2.** The amount of annual dues will be determined by the membership by ballot vote only if the Board proposes an increase or decrease in the dues for the following year. If required, the ballot vote will be conducted on the first Wednesday of December. Early voting may be conducted on such days and such places as scheduled by the Board. If the increase or decrease in the dues is not approved, the dues for the current year will be continued. Whether or not a ballot vote is required, and in accordance with Bylaw X, Section 1 of these Bylaws, members shall be notified of the Board approved budget at least fifteen (15) days prior to the aforesaid date.

**Section 3.** Purchasers of any dwelling unit shall pay dues pro-rated daily from the date of closing.

**Section 4.** It shall be the responsibility of the resident to notify the Association about any additional person who moves into a presently occupied dwelling unit as an additional resident during the year. That person's dues shall be pro-rated from the date of occupancy.

**Section 5.** Payment of the annual dues on an occupied rental dwelling unit is the responsibility of the owner of the unit. The resident of such unit must be in agreement with Article III of the Articles of Incorporation.

**Section 6.** Owners of more than one dwelling unit in Sun City Center are responsible for the payment of annual dues for each unit owned. All dues must be paid in full for each dwelling unit owned before their membership card will be issued.

**Section 7.** Members whose dues are not paid by the established due date will be delinquent. The Board may exercise the right of lien to effect collection of dues which remain unpaid thirty (30) days after the due date.

**Section 8.** When a unit is sold, refunds will be made in accordance with Board rules.



# Sun City Center Community Association, Inc. Bylaws

**Section 9.** At the time of closing on a sale of a residence within Sun City Center, by a buyer who is not an owner of a residence within Sun City Center or who has not owned a residence in Sun City Center within three (3) years of the date of closing, the Association shall cause to be collected from that buyer a standard/customary Capital Fund Fee in the amount of \$2,100.00. For purpose of collecting that Capital Fund Fee, this Amendment shall take effect May 1, 2020.

**Section 10.** Buyers who own more than one residence in Sun City Center are responsible for the payment of the Capital Fund Fee on the purchase of all additional residences in Sun City Center.

**Section 11.** Buyers who own one residence in Sun City Center, unless they are selling their existing residence, as determined at the discretion of the Association, are responsible for the payment of the Capital Fund Fee on the purchase of all additional residences in Sun City Center.

**Section 12.** In the event there is a question as to whether or not an individual is an owner of a residence in Sun City Center, then and in that event, the Association shall determine if the individual is in fact the owner of a residence.

## **BYLAW VI - MEMBERSHIP MEETINGS**

**Section 1.** An annual meeting of members shall be held on the first Wednesday in January in each year, at such place and time as the Board may designate. If this day shall be a legal holiday, the meeting shall be held on the next succeeding business day.

**Section 2.** Additional membership meetings will be held:

(a) twice a year (in March and October) and special membership meetings may be called by the Board.

(b) in September for an advisory workshop to discuss budget issues.

**Section 3.** Meetings in response to members' petitions shall be scheduled by the Board according to Article XV of the Articles of Incorporation as follows:

(a) Notice of the meeting shall be given within thirty (30) days from the Board's receipt of the petition.

(b) The meeting shall take place no earlier than thirty (30) days following notice and no later than sixty (60) days following notice.

**Section 4.** Two hundred (200) members in good standing shall constitute a quorum for the transaction

of business at all membership meetings.

## **BYLAW VII - ELECTION OF DIRECTORS & OFFICERS**

### **Section 1. - Selection of Candidates**

(a) Any Association member shall be eligible to file as a candidate for Director, except as otherwise limited by these Bylaws and Articles of Incorporation.

(b) Each candidate shall complete an official Candidate's Filing Form. The completed form must be returned to the Community Association office no later than the first Wednesday of October. Each candidate shall be given a receipt stating that the prescribed form has been officially received and recorded.

(c) Copies of the Candidate's Filing Forms shall be available for public examination during regular office hours at the Community Association office.

(d) Names of the candidates shall be announced as soon as possible after the filing deadline, but no later than fifteen (15) days before the "Meet the Candidates Night".

(e) A membership meeting shall be scheduled for the second Wednesday in November as a "Meet the Candidates Night". If the candidates are unopposed, this requirement may be waived by the Board.

### **Section 2. - Election of Directors**

(a) Voting for Directors shall be held by ballot vote on the first Wednesday of December at such place(s) as may be designated by the Board. The polls shall be open at least eight (8) hours, during a period covering the hours of 9:00 a.m. to 5:00 p.m. Early voting may be conducted on such days and such places as scheduled by the Board.

(b) Vacancies on the Board shall be filled by those candidates receiving the highest number of votes.

## **BYLAW VIII - REFERENDA**

**Section 1.** Before a referendum is held, each member must be given at least fifteen (15), and no more than sixty (60) days written notice of the time and place of the referendum and of the matter(s) to be voted upon. Publishing this information in newspaper(s) commonly circulated in Sun City Center, or in "The News of Sun City Center" (an Association publication which is mailed to the street address of each dwelling unit that is subject to annual dues, fees, and assessments charged by the Association), or in any successor publication mailed to such address, will constitute written notice, unless direct mailing is required by law.



# Sun City Center Community Association, Inc. Bylaws

**Section 2.** The results of all referenda shall be binding upon the Board unless found to be contrary to law or expressly advisory in nature.

## **BYLAW IX - VOTING PROCEDURES**

### **Section 1. – General**

(a) Election Judges and Tellers shall be selected by the Elections Committee and appointed by the Board. Judges and Tellers shall supervise all necessary voting procedures and certify results of the vote.

(b) Judges and Tellers will use a system established by the Elections Committee and approved by the Board to ensure that only authorized votes are cast.

(c) If voting machines are used, results reported thereon to the Association by county officials will be accepted as final.

(d) If paper ballots are used, the Tellers will tabulate the results in the presence of such Directors and representatives of interested parties who desire to attend.

(e) Board members, candidates or petitioners shall not participate directly in the counting of ballots.

### **Section 2. - Absentee Ballots**

(a) Absentee ballots will be available for the election of Directors, for voting on referenda, and for Ballot voting as defined in these Bylaws.

(b) An eligible voter may request an absentee ballot, which shall be counted if received in the Association office before closing of the polls.

(c) When requested by an incapacitated eligible voter, two Tellers shall take an official ballot to such voter and certify the casting of the absentee ballot. The spouse of such voter may perform this function in lieu of Tellers.

### **Section 3. - Mail Ballot**

(a) A mail ballot, sent to all members, may be authorized by the Board of Directors, (Article XI) to change the Articles of Incorporation.

## **BYLAW X - GENERAL PROVISIONS**

**Section 1.** Except as provided in Bylaw VIII, Section 1, whenever written notice is required by these Bylaws or by law, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at the address as it appears on the membership records of the Association, or when published in "The News of Sun City Center"

(an Association publication which is mailed to the street address of each dwelling unit that is subject to annual dues, fees, and assessments charged by the Association), or in any successor publication mailed to such address, postage prepaid. If two or more members maintain a common household at the same address, a single notice mailed to that address shall satisfy the notice requirements of this section.

**Section 2.** Anything in these Bylaws or any amendments hereto which conflict with the Articles of Incorporation shall be null and void.

**Section 3.** The invalidation of any provision or portion of these Bylaws by judgment or court order shall not affect any other provisions or portions.

**Section 4.** The Board may adopt such reasonable rules and regulations to implement its operating policies and the use of Association facilities as the Board deems necessary and appropriate. The Board may delegate this rule making authority to the various clubs and organizations, subject to Board approval, which make use of the various facilities, with respect only to those facilities made use of by each club or organization.

## **BYLAW XI - AMENDMENTS**

**Section 1.** These Bylaws may be amended, cancelled or otherwise changed as provided in Article XIII of the Articles of Incorporation.

**Section 2.** Any number of amendments may be submitted to the members and voted upon at one meeting.

## **BYLAW XII - USE OF FACILITIES ASSOCIATION**

**Section 1.** Current membership or guest cards must be displayed for participation in any activity on Association property. Membership or guest cards are not required for public events.

**Section 2.** House guests and guests of members in good standing may use Association facilities but will be required to have a guest card, which can be purchased at the Association office at fees established by the Board.

**Section 3.** The Board may establish policies under which non-members may use Association facilities on a "space available" basis, subject to recognition of the Association's tax-exempt status and the purpose expressed in Article II of the Articles of Incorporation. Adopted by a vote of the members, January 4-5, 1988.

# Sun City Center Community Association, Inc. Bylaws

## AMENDMENTS

1. Bylaw IV was amended by a vote of the members on July 5, 1989 and on November 1, 1989.
2. Bylaw VII, Section 2 was amended by a vote of the members on December 6, 1989.
3. Bylaw II, Section 5; and
4. Bylaw III, Section 6 (c) were amended by a vote of the members on April 30 and May 1, 1990.
5. Bylaw II, Section 9;
6. Bylaw VII, Section 1 (a); and
7. Bylaw VII, Section 2 (a) were amended by a vote of the members on February 19 and 20, 1991.
8. Preamble to the Bylaws;
9. Bylaw III, Section 6 (c);
10. Bylaw I, Section 2;
11. Bylaw III, Section 6 (e);
12. Bylaw III, Section 6 (h);
13. Bylaw V, title; and
14. Bylaw X, Section 4 were amended by a vote of the members on December 3, 1993.
15. Bylaw II, Section 7; and
16. Bylaw II, Section 8 were amended by a vote of the members on December 7, 1994.
17. All references to "Article" (in title and narrative as it relates to these Bylaws) will be changed to "Bylaw"; and
18. Bylaw III, Section 3 (g) were amended by a vote of the members on June 7, 1995.
19. Definitions;
20. Bylaw IV, Section 1;
21. Bylaw IV, Section 3;
22. Bylaw V, Section 2;
23. Bylaw VI, Section 2;
24. Bylaw VI, Section 3;
25. Bylaw VII, Section 1 (a) (b) (c) (e) (f);
26. Bylaw VII, Section 2;
27. Bylaw IX, Section 1 (a) (b);
28. Bylaw IX, Section 2 (a); and
29. Bylaw IX, Section 3 were amended by a vote of the members on October 10 and October 11, 1995.
30. Bylaw VI, Section 2 (a) was amended by a vote of the members on October 27, 1999.
31. Bylaw II, Section 8 was amended by a vote of the members on March 15, 2000.
32. Bylaw VII, Section 1 (f) was amended by a vote of the members on October 25, 2000.
33. Bylaw V, Section 9 was amended by a vote of the members on October 17 and October 18, 2002.
34. Bylaw V, Section 9;
35. Bylaw V, Section 10;
36. Bylaw V, Section 11; and
37. Bylaw V, Section 12 were amended by a vote of the members on October 15, 2003.
38. Bylaw V, Section 2;
39. Bylaw VII, Section 2 (a);
41. Bylaw VIII, Section 1; and
42. Bylaw X, Section 1 were amended by a vote of the members on January 5, 2005.
40. Bylaw VII, Section 1 (c) was deleted and remaining subsections (d) (e) and (f) were renumbered to (c) (d) and (e) respectively by a vote of the members on January 5, 2005.
41. Bylaw III, Section 6 (c) was amended by a vote of the members on January 7, 2009.
42. Bylaw II, Section 9; and
43. Bylaw VII, Section 1 (b) were amended by a vote of the members on March 23, 2010.
44. Bylaw IV, Section 1, was amended by a vote of the members on October 26, 2011.
45. Bylaw V, Section 9, 10 and 11 were amended by a vote of the members on December 15, 2011.
46. Bylaw III, Section 3 (e), Section 6 (i);
47. Bylaw IV, Section 3; and
48. Bylaw XII, Section 1 and Section 2 were approved by a vote of the members on March 20, 2013.
49. Bylaw VII, Section 1 (e) was amended by a vote of the members on March 19, 2014.
50. Bylaw V, Section 9 was amended by a vote of the members on October 26, 2016.
51. Bylaw V, Section 9 was amended by a vote of the members via proxies on April 28, 2020.

# Sun City Center Community Association Clubs

CLUB	NAME	PHONE
* AAUW - American Association of University Women	Gezil Andrews	309-660-1091
* Amateur Radio Club	Joel Bahl	402-203-4486
* American Legion Post #246	Paul Wheat	813-391-7309
Apple Users Group	Ed Blecher	sccmacclub@mac.com
Aquasizers	Sharon Graziano	813-766-0271
Archery Club	Mark Erickson	810-407-1768
Art Club	Gloria Lavin (Oct-Apr)	330-720-0152
	Ali Shannon (May-Sept)	941-385-4271
Arts & Scraps	Cindi Malin	231-675-0115
* Assn. of Naval Aviation (Silver Osprey Squadron #64)	Tom Harding	813-634-1236
Audubon Club	Pam Viner	518-322-9590
Baggin' & Braggin' Cornhole Club	Kevin Canan	330-720-0152
	Karen Bigness, Sec.	941-385-4271
Ballet	Cindy Rohr	630-235-1277
Billiards	Gary Waldron	813-415-9832
Bridge Club Monday	Alice Bunn	813-938-5668
Bridge Club Thursday Partners	Jill Wright	260-241-5906
Bridge Club Wednesday	Rose Barnes	312-622-5009
Bunka Art Stitchers	Sandee Brundige	603-494-2441
Ceramics	Rita Mealey	717-623-2847
China Painters	Pennie Lemley	404-242-7586
Cloggersizers	Joanne Kerr	321-591-4267
Club Flush Poker Club	Joe Pliska	813-633-7884
Competitive Tennis Club	Janet Hoffman	813-892-4816
** Computer Club	Bonnie Hoelper	813-633-9111
Cooking Demonstration Club	Susan Kitchenmaster	941-266-1747
Creative Writers Club	Jim Marino	813-535-1035
Cygnet Yacht Club	Glenn Surkont	401-261-6907
* DAR (Col George Mercer Brooke Chapter, Daughters of American Revolution)	Kay Adkins	813-230-7378
* DAV Chapter #110	Jim Taylor	217-725-1572
Diamond Painting	Mary Veronik	850-398-7717
Dog Owners Group	Joanne Kerr	321-591-4267
Dollhouse Miniatures Club	Janet Ditmore	813-634-1038
** Duplicate Bridge Association	Julie Porto	608-957-9949
Euchre	Andrea Simmons	813-330-0226
Friday Deck and a Half Pinochle	Tony Rickert	847-721-6317
Front Porch Pickers	Dave Oglesby	508-331-7728
	Ruth Muckian, VP	972-571-6915
Galaxy Bridge/Luncheon Club	Diane Swakow	813-361-1348
** German American Club	John Pryor	860-402-2078
Gone Stampin'	Linda Menier	239-910-2229
Hand & Foot Club	Kathy Whisler	765-398-6311
High-Low Tuesday Night Poker	Mike Molinari	559-760-1240
Horseshoe Club	Jim Bishop	414-688-2144
How To Fix It Club	Alvin Forsyth	304-266-0025
Irish Connection Social Club	Ann Connolly	781-254-6115
Jazzmatazz	Connie Ray	859-494-5337

# Sun City Center Community Association Clubs

CLUB	NAME	PHONE
Ladies Bunco	Terri Dawson	tdawson39@icloud.com
Ladies Wild Card Poker Club	Janet Schwartz	813-440-8300
Lapidary Club	Jinny Hurley	609-209-4861
Latin Fitness Dance Club	Nilda Macri	917-545-3316
* Lawn Bowling and Croquet Club	Ed Mattia	307-631-4501
Let's Dance Ballroom Dance Club	Peter Steitz	608-609-0309
Line Dance Fun	Mike Hanson	408-406-9895
Low Impact Aerobics	Diane Strelka	ditmstr@aol.com
Mah Jongg	Alice O'Mara	631-601-4969
Master Swim Club	Martha Cesario	813-944-9731
** Men's Club	Elliott Bart	443-375-0688
Lifeline Alert	OFFICE	813-633-7091
Metaphysical Society	Marilyn Senac	813-398-7033
Mexican Train Club	Kerry Larson	813-480-7298
MJ Mavens	Sharon Nathan	813-263-3176
* MOAA	William Kirkpatrick	301-529-4301
Military Officers Assoc. of America		
* MOWW	Lonnie Vona	813-267-8019
Military Order of the World Wars		
Model Railroad	Michael Hovatter	813-812-6438
Moonglow Dance Club	George Hawn	330-770-0442
Morning Fitness Club	Kevin Steinke	615-962-1723
Multi-Cultural Heritage Club	Vicente Lopez	727-623-1724
Music on the Green	David Lemley	404-606-0543
Needlecrafters	Vicki Danon	262-347-6539
New England Club	Nancy Birkett	609-410-0389
Nuovi Amici Bocce Club	Bob Gallese	440-221-9500
		ragallese@gmail.com
Ohio Club	Jim Rottman	813-634-8122
Organ & Keyboard Club	Mary Wirsing	813-695-6171
Parlor Games	Christine Morrison	813-833-8202
* PEO	Rosalyn Doty	813-634-1993
Philanthropic Educational Organization		
Photo Club	Susie Crump	813-751-5634
**Pickleball	Greg Eisman	985-285-6267
Pinochle	Ed Klimeczko	813-633-2240
Poker Club #22	Dan Reasor	608-957-9949
	Jim Connor, Sec.	cnjim@aol.com
Potters Wheel	Deborah Allen	813-503-0006
Rainbow Women Club	Rykki Kory	763-257-4311
Recreational Vehicle Club	Pat McAlvey	214-232-5202
	Yardmaster:	
	David Robbins	612-812-0538
Sawdust Engineers	Dave Grady	813-642-2038
Scandinavian Club	Robert Simensen	813-642-8428
Scrabble	Richard Robillard	508-826-3764
Scrapbooking Club	Sue Hanson	847-606-9112
Sew N Sews	Jan Kummer	941-345-5743

# Sun City Center Community Association Clubs

CLUB	NAME	PHONE
Shell Crafters	Laura Lee	330-998-5804
	Kim Petrick, VP	kimw.petrick@gmail.com
Shuffleboard	Mike Lee	317-654-3663
Softball Club	Karen Johnson	817-703-4479
Solo Line Dance	Barbara Kulig	989-808-9025
Stained Glass	Pat Alberti	845-661-3371
Step Sisters	Susan Depew	813-938-1996
* Sun City Barbershop Chorus	David Lemley	404-606-0543
Sun City Center Dance Club	Susan Hicks	813-633-6682
Sun City Center Garden Club	Paula Lickfeldt	813-480-1233
** Sun City Center Travel Club	Barbara Lewis	410-382-0948
Sun City Line Dancers	Gail Rickert	502-222-1001
Swim Dancers	Barbara Rezner	860-841-3282
Swing & Country Dance Club	Chris Powell	734-679-2702
Table Tennis	Victor Davis	813-695-3316
Tai Chi	Sue Green	630-631-3607
Tennis Association	Wayne Keyes	407-467-2797
Thursday Night Poker Club	Tony Rickert	847-721-6317
Tillers & Toilers	Debbie Whittle	207-712-7309
Trimnastics	Janet Swartz	352-422-2918
Tuesday Night Men's Poker	Mike Molinari	559-760-1240
Tuesday Cutthroat Pinochle	John Clarkin	813-419-4015
Volleyball Club	Jodie Rector	720-939-4004
Water Volleyball Club	Steve Schiller	302-345-7000
Weavers Club	Donna Manship	813-633-2859
Wedgewood Men's Cards	Bill Hammond	770-548-8827
Wisconsin Club	Mary Johns	920-901-2893
* Woman's Club (GFWC)	Caroline D'Antonio	631-418-4956
BUNCO	Virginia Kimball	636-248-1887
Woodcarvers	Punky Fedora	417-299-3121
Writers Roundtable	Linda Falkner	813-620-4900
Yoga	Vicki Kosin	810-355-6454



## Property Owner Assoc. Presidents

UNIT	POA	NAME	ADDRESS	PHONE
45 A	ACACIA LAKES POA INC ***	DAN DONOGHUE	1305 BLUEWATER DR	813-634-7223
Lake	ACACIA LAKE SHORE	FRANK FREDERICK	1603 DOWER WAY	612-839-9213
5	AMADOR COURT POA	WADE GALLAGHER	1506 COUNCIL DR	301-366-3993
267	ANTIBES POA INC ***	HEIDI OELGART	312 NOBLE FAIRE DR	813-938-4155
260	ARBOR GLEN POA INC ***	DON SELLARS	1115 VILLEROY DR	937-901-6497
185	AZALEA TRACE POA INC ***	ART BARTLETT	1925 STERLING GLEN CT	813-260-3573
266	BAYONNE I POA INC ***	PRADEEP NIJHAWAN	1037 REGAL MANOR WAY	765-438-7046
270	BAYONNE II POA INC ***	BOB BAGLEY	803 REGAL MANOR WAY	304-268-7794
4	BEACH BOULEVARD POA INC **	JOHN PICHIERRI	1208 BEACH BLVD	813-417-4264
8	BELLE-CHASE POA INC **	MIKE GOTSCHALL	1523 CHEVY CHASE DR	517-896-2568
11	BELLE GLADE-CHEVY CHASE POA INC **	LORNA FORBES	1532 BELLE GLADE AVE	281-673-9792
LAKE	BLUE CRESCENT LAKE ASSOC	MARCELA MOTE	903 EL RANCHO	813-510-4550
262	BORDEAUX POA INC **	JOE KNIGHT	2220 MYRTLE VISTA CT	813-230-3555
5	BROADMOOR COURT POA***	CHRIS MURRY	1304 BURBANK CT	347-979-7924
-	BROCKTON PLACE CONDO ASSN INC **	RON HOSTELLEY	709 BROCKTON PL W	216-526-2588
276	CALABRIA POA INC (Managed by Merit Association Mgmt.)	TOM COOK	1322 VIA TOSCANA WAY (3433 Lithia Pinecrest Rd., #301 Valrico, FL 33596)	813-523-2334 (813-381-5435)
-	CALOOSA COUNTRY CLUB ESTATES POA INC **	MERLENE SMITHYMAN	1927 EAST VIEW DR	813-634-8387
158	CALOOSA CREEK I POA INC ***	JOHN BAKER	2333 EMERALD LAKE DR	734-634-2787
157	CALOOSA CREEK II POA INC ***	KATHY SAGESE	2201 NORTH CREEK CT	813-938-1348
49	CALOOSA LAKES POA INC ***	SAM SUDMAN	1807 DEL WEBB BLVD E	813-633-3106
150	CALOOSA PALMS I POA INC ***	MIKE WEINFURTER	2010 PRESTANCIA LANE	906-221-7524
161	CALOOSA PALMS II POA INC (Managed by Merit Association Mgmt.)	MARK CHARALAMBOUS	2110 DEL WEBB BLVD E (3433 Lithia Pinecrest Rd., #301 Valrico, FL 33596)	941-724-2020 (813-381-5435)
180	CALOOSA PINES POA INC ***	KENNY HOLT	1411 BLUEWATER DR	260-402-7010
162	CALOOSA POINT I POA INC ***	BILL DEAN	2333 DEL WEBB BLVD E	813-331-3536
162	CALOOSA POINT II POA INC ***	MIKE O'BRIEN	2503 RUNNINGBROOKE WAY	860-688-5492
169	CALOOSA TRACE POA INC ***	ED NELSON	2331 DEL WEDD BLVD W	443-523-5486
163	CALOOSA WOODS POA INC ***	CATHY COLLIER	2341 DEL WEBB BLVD W	941-400-2778
186	CAMELLIA GREEN POA INC ***	NILS AHBEL	726 CAMELLIA GREEN DR	413-275-6389
8	CHEVY CHASE POA INC	SUSAN RONALD	1203 CHEVY CHASE DR	207-778-1764
14	CHURCHILL PLACE HOA	SUE RUTH	708 CHURCHILL PL	813-773-7705
38B	CLUB MANOR POA INC ***	GUY MATTHEWS	331 GREEN MANOR DR	516-551-4332
5	CORONADO CT CO-OP POA	JOHN RICH		jhonerich@gmail.com

## Property Owner Assoc. Presidents

UNIT	POA	NAME	ADDRESS	PHONE
22	COSTA APARTMENT ASSOCIATION CORPORATION **	TARA LYMAN	1003 ANDOVER CIR	850-233-0933
-	COSTA TRIPLE CO-OP POA	THIS CO-OP POA IS DISSOLVED		CO-OP DISSOLVED
19	COSTA VILLAS HOA INC	DONNA LOHREN	1635 COSTA ST	813-843-1840
153	CYPRESS LANDING POA INC ***	PATRICIA M. JONES	1902 GRAND CYPRESS LN	813-784-7435
-	CYPRESSVIEW ONE POA INC (Managed by University Properties, Inc.)	ROY BEASLEY (RICHARD BAILEY)	1740 ATRIUM DR (3018 N US Hwy 301, #950, Tampa, FL 33619)	207-233-9323 (813-980-1000)
-	CYPRESSVIEW II POA INC ***	VINCENT BOWERS	1909 BOSKY CT	702-350-0594
13	DANBURY BEACH HOA INC **	JANICE SMITH	1504 DANBURY DR	813-419-4394
28	DANBURY-FORDHAM POA INC ** (No houses on Del Webb are in this POA)	PATRICIA BUELL	1240 FORDHAM DR	813-642-9288
18A	DANDE HOMEOWNERS ASSOCIATION INC **	BRUCE FRASER	1506 DEDHAM DR	813-419-4103
18A	DEDHAM/HARTWICK HOA INC **	PAM KRISTIANSEN	1520 HARTWICK DR	507-459-9731
5	DEL MONTE COURT CO-OP ASSOC.	NANCY MARSHALL CAROL GODWIN (TREASURER)	1564 COUNCIL DR 1568 COUNCIL DR	813-938-4490 813-601-7941
261	EGRET POINTE POA INC ***	ERIC ANDERSON	1337 MISTY GREENS DR	813-633-9643
259	ESTATES OF LAKEVIEW POA INC ***	DEAN METCALF	1131 SIGNATURE DR	813-459-0872
5	EVERGLADES COURT POA	TRACY MCGOVERN DONNA FROST (SECRETARY)	1588 COUNCIL DR 1598 COUNCIL DR	813-391-7665 813-633-6250
6	FAIRVIEW HOMES ASSN INC	ARUN NANDAGINI		224-715-9120
40	FAIRVIEW POA INC ***	RICH QUINTANILLA	1628 WOODMAR DR	303-250-0569
3	FAIRWAY POA INC *	SHEILA NORTHERN	903 AUGUSTA DR	817-676-2626
13	FIFTEEN HUNDRED POA INC **	RICHARD AVISE	1508 DICKMAN CR	813-633-8017
20	FIRST PEBBLE BEACH POA INC **	BILL McCLURE	1417 PEBBLE BEACH BLVD N	484-755-4113
28	FORDHAM-HAVERFORD POA INC *** (No houses on Del Webb)	CHERYL HERATH	1206 FORDHAM DR	410-991-1323
5A	FOREST HILLS COURT POA INC	JOHN REBOVICH	1602 COUNCIL	813-658-9360
264 -2	FOUNTAINBLEU POA INC ***	FRED KUNKEL	1219 KNIGHTS GATE CT	317-409-6543
-	GANTREE POA INC **	CALVIN MC ILROY	218 GENET CT	813-422-0993
5A	GLENDALE COURT POA INC	LINDA OVERTON	1628 COUNCIL DR	813-597-7077
-	GOLF VILLAS CONDO ASSN INC **	ELAINE HILL	1308 SPRY CT	813-642-9269
6	GOLFVIEW POA INC **	DOUG LIEHR	1214 N PEBBLE BEACH BLVD N	513-305-5967
11	GREEN LAWN POA INC **	KEVIN IRVINE	1602 CHEVY CHASE DR	416-346-8115
-	GREENBRIAR POA INC ***	ROGER McCANN	1812 GRANVILLE LN	941-685-8283
18A	HARTWICK-BEACH HOMEOWNERS' ASSN INC **	TONY OLTEAN	1508 PEBBLE BEACH BLVD N	813-557-3828
-	HUXLEY PLACE CONDO ASSN INC **	NINA SHAFER	709 HUXLEY PL	941-321-3817
24	KING'S INN HOMEOWNERS ASSN INC ***	CHRIS MURRY	1304 BURBANK CT	347-979-7924
4	LAKEFRONT SCC POA INC **	BETTY RYBCZYNSKI	1307 BEACH BLVD	813-431-5179
155	LAUREL WOODS POA INC ***	ROGER KENNICUTT	1606 BROOKTON GREEN DR	813-260-3221

I & II

## Property Owner Assoc. Presidents

UNIT	POA	NAME	ADDRESS	PHONE
LAKE	LOST TREASURE LAKE ASSOC	RICHARD HILLYER	101 WINTERSONG LN	239-209-1198
154	MAGNOLIA LAKES POA INC ***	RON NELSON	1602 AZALEA LANDINGS CT	727-236-7950
-	MEADOWLARK MANOR CONDO ASSN INC ***	ED WHITEHEAD	1909 PEBBLE BEACH BLVD S	847-212-2580
25	MIDDLE LAKE ASSOCIATION INC **	RICHARD HUSS	1508 BLACKSTONE CIRCLE	631-579-3565
LAKE	MIRROR LAKE ASSOCIATION	DENNIS WICKERSHAM	1801 BUTTERFLY PL	309-645-5714
LAKE	NORTH LAKE ASSOC	STEVE LUCAS	1607 MONMOUTH DR	813-210-0349
21,16	& YACHT CLUB INC **			
-	NORTH PEBBLE BEACH POA INC	JOHN RAGLAND	1440 EMERALD DUNES DR	574-532-6857
264	ORLEANS POA INC ***	GEORGE BERTRAM	402 NOBLE FAIRE DR	203-509-5595
255	OSPREY PLACE POA INC ***	JOHN LUPER	1309 CRYSTAL GREENS DR	813-297-1790
24	PATIO CO-OP POA	MARK LAFAYETTE	1507 DICKMAN CIR	802-735-7560
26	QUAD CO-OP POA	LINDA CLOSE	1507 N PEBBLE BEACH BLVD	618-580-7889
LAKE 44 B	QUAIL LAKE	ERIC PORR	1809 FORT DUQUESNA DR	941-281-0106
-	RADFORD PLACE CO-OP	BRYANT POMRENKE	710 RADFORD PL	813-647-0791
-	READING PLACE CONDO ASSN INC **	JOE COTTMAN	710 READING PL	810-624-4227
24A	RICKENBACKER HOA INC **	DABNEY HILL	1016 WARWICK CT	317-514-3161
269	RIMINI POA *	CHRISTINE TIBBETTS	527 RIMINI VISTA WAY	716-417-0979
257	ROYAL DOULTON ESTATES POA INC ***	ROGER ZIEG	2305 PLATINUM DR	434-409-9470
	RUTGERS PLACE CONDO ASSN	TIMOTHY BOUVIER (TREASURER)	700 RUTGERS PL	727-336-1241
45	SABAL LAKES POA INC ***	RON CRANMER	109 CACTUS FLOWER LN	302-420-7835
271	SIENA I POA INC (Managed by Merit Association Mgmt.)	DIANA CONNELL	1626 EMERALD DUNES DR (3433 Lithia Pinecrest Rd., #301 Valrico, FL 33596)	727-642-3882 (813-381-5435)
271	SIENA II POA INC (Managed by Wise Property Management)	GEORGE WILKINS (CAMILO CLARK)	1615 EMERALD DUNES DR (18550 N Dale Mabry, Lutz 33548)	813-352-5067 (813-968-5665)
31 LAKE	SIMMONS LAKE ASSOCIATION	JOHN NEWBURY	1513 HERON DR	508-272-7130
11	SKYVIEW POA INC **	THERES LE DOUX	1533 COUNCIL DR	813-210-6236
LAKE	SLEEPY HOLLOW	JEANETTE MICHEL-LEWIS	1004 BLUEWATER DR	206-953-9179
LAKE	SOUTH LAKE ASSOCIATION	JERRY ISCH	906 VALLEY FORGE BLVD	260-414-2994
9	SOUTH LAKE HOMES POA INC (Managed by University Properties)	EILEEN ZEIGLER (DONNA COLLINS)	1009 FORDHAM DR (3018 US 301 Ste 950, Tampa 33619)	717-421-1179 (813-980-1000)
31	SOUTH PEBBLE BEACH CO-OP POA	BARBARA PITT	1507 DICKMAN CIR	717-497-2100
35	ST ANDREWS ESTATES ASSOCIATION INC **	JINNY HURLEY	212 BROCKFIELD DR N	609-209-4861
33	ST GEORGE CONDOMINIUM ASSN INC ***	LOWELL SAMUELSON	1315 LAMBDETH CT	515-473-0007
-	SUN LAKES I POA INC ***	GERALD BELL	1703 CLOISTER DR	813-633-1240
-	SUN LAKES II POA INC ***	PAT MILES	1708 CLOISTER DR	813-812-6712
-	SUN LAKES III POA INC (Managed by University Properties)	MISTY TAYLOR (DONNA COLLINS)	1810 COLUMBINE PL (3018 US 301 Ste 950, Tampa 33619)	813-922-8149 (813-980-1000)
6	SUNKIST POA INC **			

## Property Owner Assoc. Presidents

UNIT	POA	NAME	ADDRESS	PHONE
LAKE	SUNSET LAKE	LYNN MOONEY	1603 BUNKER HILL DR	813-918-0380
48	SUNVIEW POA INC	JUDITH VAIL	901 SUN KEY CT	813-361-0996
LAKE	SWAN LAKE ASSOC.	BETTY RYBCZYNSKI	1307 BEACH BLVD	813-431-5179
	TOSCANA AT RENAISSANCE CONDO ASSN INC *	LINDA TORCHIA	1352 EMERALD DUNES DR	813-634-6970
	TOSCANA II AT RENAISSANCE CONDO ASSN INC ***	JAMES ENYART	1408 EMERALD DUNES DR	813-944-9276
1	UNIT ONE POA INC **		President does not wish to be published.	
46	UNIT 46 POA INC ** (SUNWEST)	BILL GEIER	2104 MEADOWLARK LN	502-797-3332
47	UNIT 47 POA INC (EASTLAKE GREEN) **	SCOTT PORTER	324 STROLL LANE	585-820-8235
274 & 275	VERONA POA (Managed by Sun State)	KAY KARIOTH	1867 PACIFIC DUNES DR	941-468-5281 (941-870-4920)
262	VERSAILLES I POA INC ***	LINDA EARGLE	1205 EMERALD DUNES DR	864-346-6254
263	VERSAILLES II POA INC ***	DEBI TOURANGEAU	1106 EMERALD DUNES DR	813-263-7706
268	VERSAILLES III POA INC ***	LARRY PARTELOW	1008 EMERALD DUNES DR	914-912-8304
277	VILLAS ON THE GREEN POA INC ***	FLOYD CURVIN	1726 PEBBLE BEACH BLVD S	317-518-2988
256 258	WATERFORD RIDGE POA INC * * *	ERIC HUFF	2142 PLATINUM DR	330-605-0017
52	WEDGEWOOD OWNERS ASSN INC **	ANGELIKA HAMILTON	2020 NEW BEDFORD DR	813-521-1488
251	WEDGEWOOD II OWNERS ASSN INC **	TIMOTHY GEARY	1204 PERIDOT LN	708-205-3712
253	WEDGEWOOD III POA INC **	RICK CARLSON	2231 NEW BEDFORD DR	774-249-3444
LAKE	WEDGEWOOD LAKE	BECKY SCARINGE	2008 NEW BEDFORD DR	813-634-4076
32B	WESTLAKE GREENS POA INC **	DAVID GEORGE	1815 NEW BEDFORD DR	954-257-3485
38	WESTWOOD GREENS CONDO ASSN INC ***	PATRICK BRADY	340 CLUB MANOR DR	321-403-3540
32	WHISPERING PALMS	No Active POA		
*	INCORPORATED POA'S MANAGED BY VESTA PROPERTY SERVICES INC		1020 E Brandon Blvd, Ste 207 Brandon, FL 33511	727-258-0092
**	ADDITIONAL INCORPORATED POA'S self-managed			
***	INCORPORATED POA'S MANAGED BY COMMUNITIES FIRST ASSOCIATION MANAGEMENT		212 Apollo Beach Blvd; 33572 Mailing – P O Box 6183 Sun City Center, FL 33573	813-333-1047
Email: info@cfirstam.com				

## History of Sun City Center

Ever since ground breaking ceremony in May 1961, the locals of Hillsborough County had been watching the 12,000-acre cattle ranch along the Ruskin– Wimauma Road blossom into homes, a hotel, post office, shopping center and recreation centers. Traffic on that two-lane road remained light, except for the trucks carrying building materials from the bustling railroad station in Wimauma. There were even a few model houses being built beside a lake (now known as Swan Lake) that, months earlier, had been nothing but a small muddy water hole for the cattle. But then advertisements announcing a new concept in retirement living began appearing all over the East Coast on TV and in the newspapers: “Del Webb’s Sun City” it was called. Homes starting under \$12,000! The name “Sun City Center” was invented in an agreement with the U.S. Post Office since there already was a town with the name “Sun City” that Del Webb wanted to use here just 10 miles away.

During the first opening week of 1962, some 41,000 people reportedly drove here to see what this man from Arizona was up to. Traffic was often at a standstill along US Route 41 (Tamiami Trail ) both north and south of Ruskin and US Hwy 301 for miles. Nonetheless, many visitors correctly foresaw the potential for this utopian community and bought a house here.

Volunteerism was the theme right from the start; “Town too busy to retire” was the slogan. Del Webb had just opened his “Sun City” retirement community near Phoenix and was starting another Sun City in California at the same time he was building here. He insisted that all the amenities be in place before the first customers were allowed on the property. He announced that the recreation center, arts, and crafts building and playing fields would be turned over to a Civic Association of residents at no cost to the community later on.

He had fully– furnished apartments ready on opening day for people that would try out this unique lifestyle and then, hopefully, would buy a home here. Those apartments were later sold as homes on the west side of North Pebble Beach as far north as Council Drive. Model homes were built on Cherry Hills Drive with the first homes to be occupied were on streets between Desert Hills and Hacienda Drives. Frank and Mildred Ward were credited as being the first home owners here as they entered their new house at 715 Desert Hills Way on April 1962

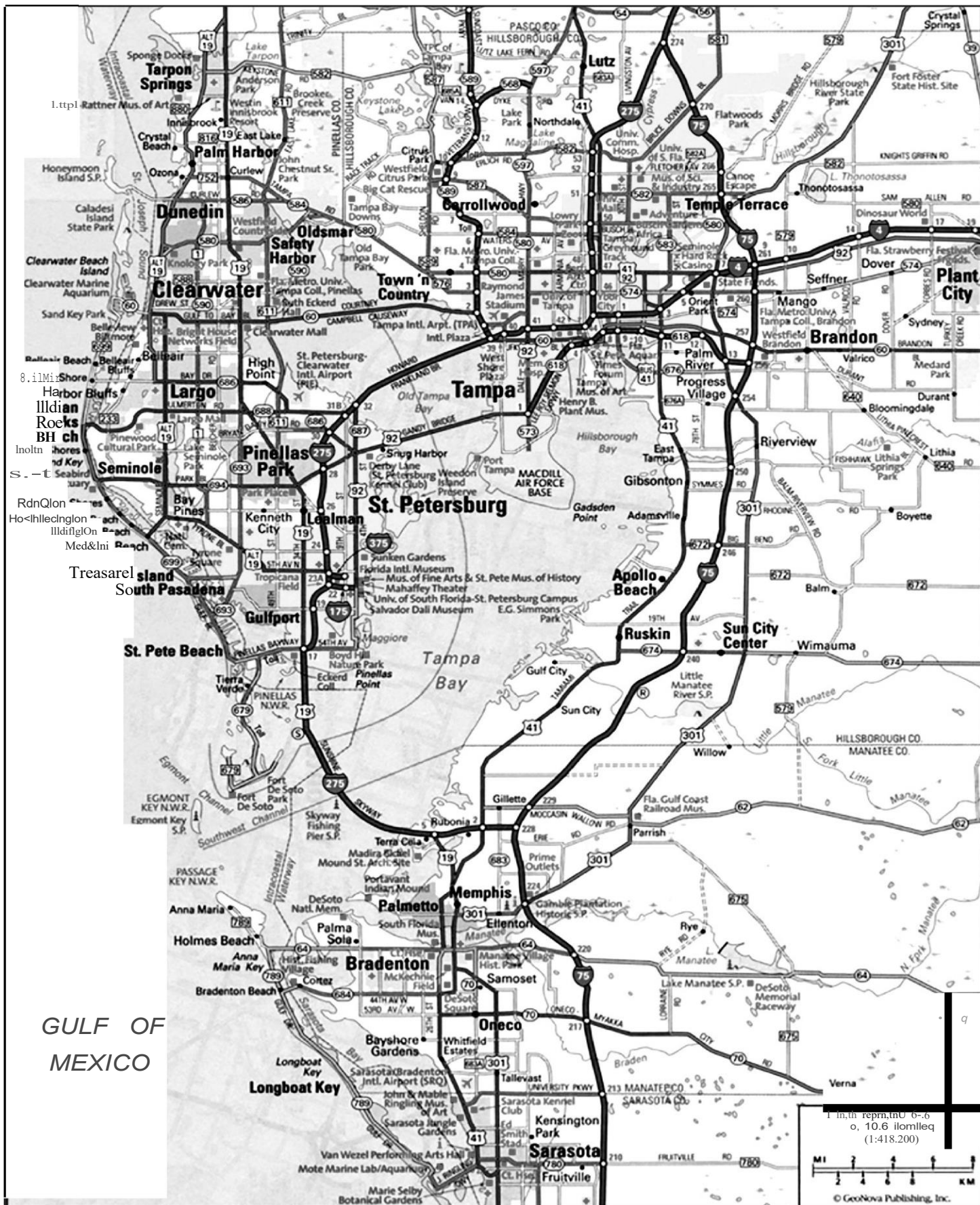
In 1972, Del Webb sold his interest here to the Walter-Gould Development Corporation. By then, homes were occupied as far north as Allegheny Drive and from Del

Webb Blvd West to El Rancho Drive. The W-G company financed much of its purchase by selling off several thousand acres of the original Del Webb property to developers, including one from Florida's east coast known as “Kings Point.” It was the W-G corporation that began developing the southern section as “Kings Point West.” After three years W-G sold its interest to the First National Bank of Chicago.

In 1981, the Victor Palmieri Company bought all development rights here and continued using the name “W-G”, selling out to the Sun City Center Corporation in 1988. That company developed into WCI Communities in 2001. By 2010 development rights had been purchased by Minto Communities, LLC. All development of new homes ended here in late 2018.

Agreements with each developer have provided letters of credit to the Civic Association and later to the Community Foundation on the basis of new home sales. In recent years, a Capital Fund Fee has been applied to new required memberships in the Association. That income is used to construct new facilities to reflect the increasing need for new amenities that keep Sun City Center at a national forefront of retirement communities. The most visible of such construction includes Community Hall on South Pebble Beach Blvd. built in 1986 along with the playing fields for softball, tennis, horseshoes, archery, volleyball, pickleball, a walking trail, and two dog parks that surround that building. The Arts and Crafts building on Cherry Hills Drive was opened in October, 2003 and, a month later, a new crafts building was completed that provided expanded space for the Sawdust Engineer, Woodcarvers and Model Railroad Engineers. Our newest facility is the Office Building for the Community Association staff, officers, and directors. It opened in May 2018. Its location on North Pebble Beach Blvd. extends the architectural style of the library, with its addition in 2016, and the Multipurpose building with a dance studio, the Apple-Users Computer Club, and the Photo Club. The Samaritan Services building that opened in 2016 completes the string from North Course Lane to the Information and History Center just across Cherry Hills Drive that opened in 2015.





## Estimated Driving Times:

City	Mileage	Hours	City	Mileage	Hours	City	Mileage	Hours
Clearwater	49	1	Key West	400	8	Sarasota	32	0.7
Daytona Beach	171	3.5	Miami	242	4.5	Tallahassee	303	6
Ft. Myers	101	2	Naples	115	2	Tampa	27.9	0.5
Gainesville	158	3	Orlando	115	2	Titusville	156	3
Georgia Line	230	3.5	Pensacola	500	8			
Jacksonville	225	4.5	St. Petersburg	32	0.7			

## Airlines:

Air Canada .....1-888-247-2262	British Airways 1-800-247-9297	Southwest 1-800-435-9792
Air France .....1-800-221-1212	Delta .....1-800-455-2720	Spirit .....1-801-401-2200
Air Tran .....1-800-247-8726	Frontier..... 1-801-401-9000	United ..... 1-800-864-8331
Alaska Airline ....1-800-426-0333	Jet Blue ..... 1-800-538-2583	US Airways 1-800-428-4322
Allegiant Air .....1-702-505-8888	KLM.....1-800-221-1212	WestJet ..... 1-800-538-5696
American .....1-800-433-7300	Lufthansa ..... 1-800-645-3880	

For other airlines: [hps://www.visiampabay.com/meeng-planners/services/transportaon/airports/](https://www.visiampabay.com/meeng-planners/services/transportaon/airports/)

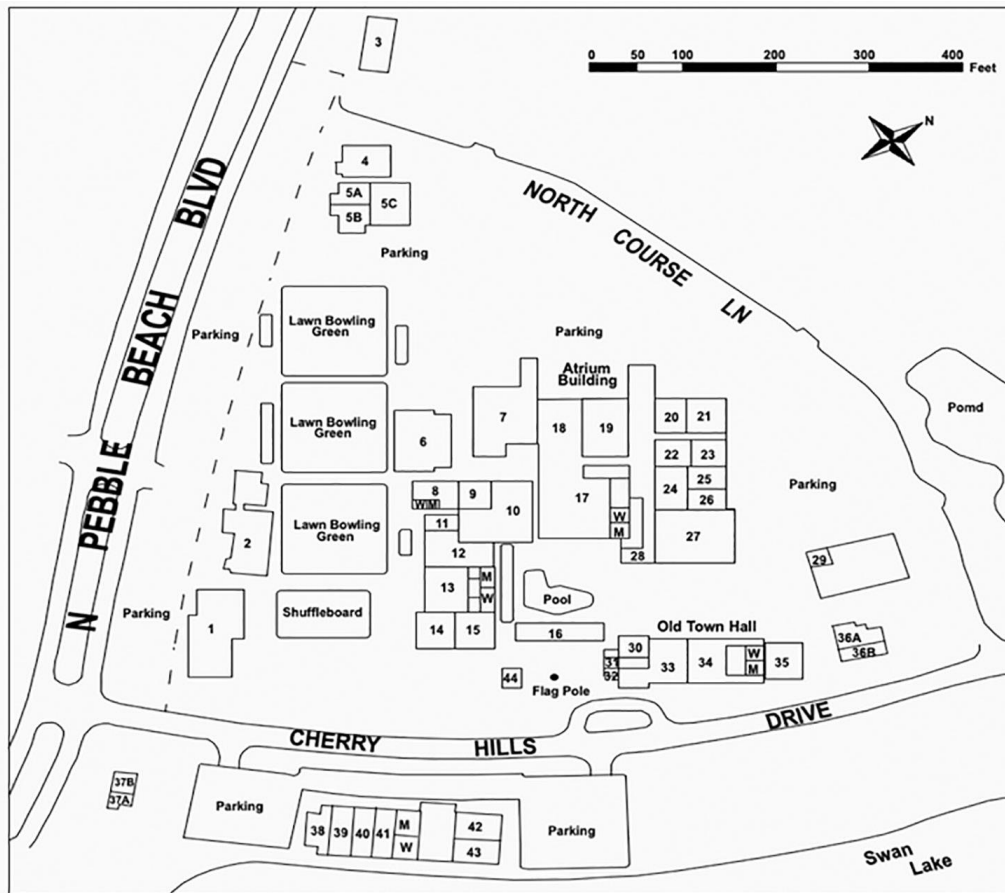
## Car Rentals:

Alamo 1-844-357-5138	Enterprise
Avis 1-800-633-3469	1-855-266-9565
Budget 1-800-621-2844	Hertz 1-877-826-8782
Dollar 1-800-800-4000	National 1-844-864-8331

## Airports:

Sarasota/Bradenton .....	1-941-359-2770
St. Petersburg/Clearwater.....	1-727-453-7800
Tampa International .....	1-813-870-8700

# Central Campus Map

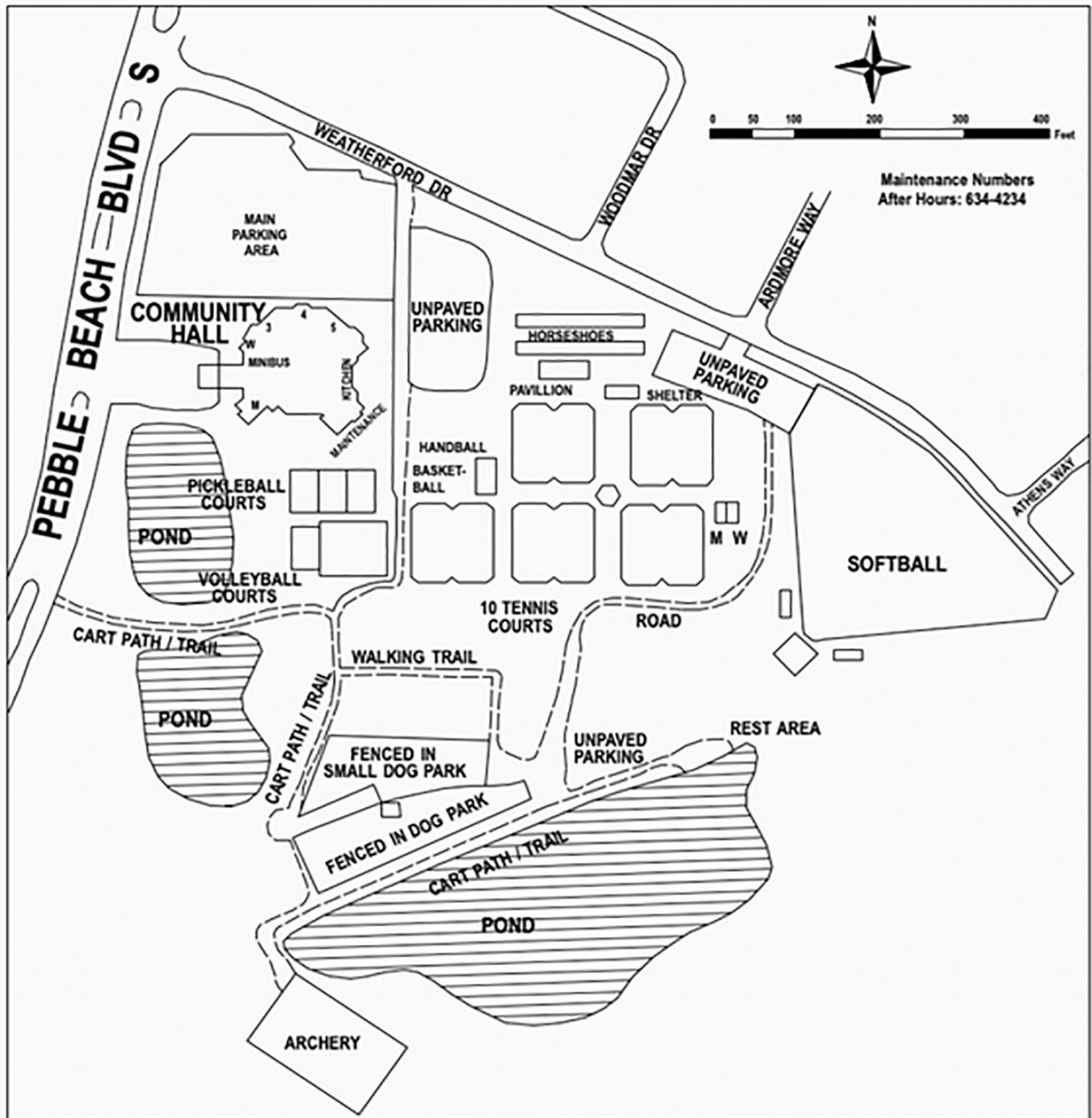


## Reservations for rooms and events can be made by calling 633-3500

1	COMMUNITY ASSOC OFFICE	1009 N PEBBLE BEACH BLVD	23	COMPUTER LAB	949 NORTH COURSE LN
2	LIBRARY	1011 N PEBBLE BEACH BLVD	24	SANDPIPER ROOM	945-E NORTH COURSE LN
3	SECURITY PATROL	1225 N PEBBLE BEACH BLVD	25	HERITAGE ROOM	951 NORTH COURSE LN
4	SAMARITANS	1207 N PEBBLE BEACH BLVD	26	ARMSTRONG ROOM	953 NORTH COURSE LN
5A	APPLE USERS CLUB	1203 N PEBBLE BEACH BLVD	27	FLORIDA ROOM	945-D NORTH COURSE LN
5B	PHOTO CLUB	1203 N PEBBLE BEACH BLVD	28	CAFE	945-G NORTH COURSE LN
5C	DANCE/EXERCISE STUDIO	1203 N PEBBLE BEACH BLVD	29	AMATEUR RADIO CLUB	995 CHERRY HILLS DR
6	EBERHARDT BUILDING	909 NORTH COURSE LN	30	SENIORS VS CRIME	960-C CHERRY HILLS DR
7	FITNESS CENTER	929 NORTH COURSE LN	31	PALM ROOM	960-B CHERRY HILLS DR
8	MODEL RAILROAD CLUB	915 NORTH COURSE LN	32	NEWS OF SCC	960-A CHERRY HILLS DR
9	WOODCARVERS CLUB	917 NORTH COURSE LN	33	WEAVERS	960-D CHERRY HILLS DR
10	SAWDUST ENGINEERS	919 NORTH COURSE LN	34	ROLLINS THEATRE	960-E CHERRY HILLS DR
11	HCSO SUBSTATION	948 CHERRY HILLS DR	35	BILLIARDS	960-F CHERRY HILLS DR
12	CERAMICS CLUB	946 CHERRY HILLS DR	36A	LE BLANC MEETING RM	1002 CHERRY HILLS DR
13	PINEAPPLE PLAZA	N/A	36B	LIFELINE AND DAV	1002 CHERRY HILLS DR
14	NEEDLECRAFTERS	942 CHERRY HILLS DR	37A	HISTORY SOCIETY	901 CHERRY HILLS DR
15	ART STUDIO	954 CHERRY HILLS DR	37B	INFORMATION CENTER	901 CHERRY HILLS DR
16	POTTERY STUDIO	952 CHERRY HILLS DR	38	BUNKA/NEEDLEPOINT	915-A CHERRY HILLS DR
17	INDOOR LAP POOL	945-E NORTH COURSE LN	39	STAINED GLASS	915-B CHERRY HILLS DR
18	INDOOR WALKING POOL	945-E NORTH COURSE LN	40	SHELL CRAFTERS	915-C CHERRY HILLS DR
19	DANCE STUDIO	945-F NORTH COURSE LN	41	CHINA PAINTERS	915-D CHERRY HILLS DR
20	CAPER ROOM	945-A NORTH COURSE LN	42	LAPIDARY	915-E CHERRY HILLS DR
21	HORIZON ROOM	947 NORTH COURSE LN	43	SEW 'N SEWS	915-F CHERRY HILLS DR
22	ROYAL ROOM	945-B NORTH COURSE LN	44	BANDSTAND	958 CHERRY HILLS DR



## South Campus Map



**South Campus is located at 1910 S Pebble Beach Blvd.**

Reservations for rooms 3, 4, 5, and the Main Room of the Community Hall  
can be made by calling 633-3500

## West Campus

Google Maps



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 200 ft.

**West Campus is located at 1516-A W Del Webb Blvd.**

**Tiller and Toilers and RV Parking Facility**



