

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, MARCH 27, 2023
2:00PM
AGENDA**

- I. **2:00PM - CALL TO ORDER - John MacDonnell, President**
- II. **THOSE THAT CAN STAND, PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE**
- III. **INTRODUCTION OF BOARD MEMBERS & STAFF - John MacDonnell, President**
- IV. **EXECUTIVE SESSION DISCLOSURE**
(Legal, Member Discipline, Formation of Contracts, Personnel)
- V. **MINUTES**
- A. Draft 2/27/23 General Session
- VI. **ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH**
- **Johnathan Delgado - Employee of the Month - March 2023**
- VII. **BOARD REPORTS**
- VIII. **SPEAKER FORMS (OPEN FORUM, 1-MINUTE, PER PERSON)**
- IX. **FINANCIALS**
- A. Accept the January 2023 Treasurers Report
- B. Accept the March 2023 Controller's Report
- C. Accept the March 2023 FAC Report
- D. Accept the January 2023 HOA Financials
- E. Accept the January 2023 Golf and F&B Financials
- F. Accept the February 2023 Golf and F&B Financials
- G. Accept the January 2023 Bank Reconciliations
- H. Liens on Member Accounts - **None**
- I. Foreclosures on Member Accounts - **None**
- J. Bad-Debt Write Off - **None**
- X. **AGENDIZED ITEM SPEAKER FORMS (3-MINUTES, PER PERSON)**
- XI. **CONSENT AGENDA**
- A. **Staff Reports** *(Facilities & Maintenance, Vintage Landscape Associates, Fitness Dept. Lifestyle Dpt., Security Dpt., Golf and F&B Dpt.)*
- B. **Committee Minutes**
1. Design Review Committee - 2/7/23; 2/21/23
 2. Finance Advisory Committee - **No Minutes**
 3. Golf Advisory Committee - **No Minutes**
 4. Information Advisory Committee - 2/15/23
 5. *The View* Advisory Committee - 3/14/23
 6. Food and Beverage Advisory Committee - 1/17/23; 2/21/23
 7. Landscape Advisory Committee - 2/1/23
 8. Safety Advisory Committee - 3/1/23
 9. Emergency Preparedness Committee - 3/2/23
 10. Reserve Study Sub-Committee - **No Minutes**
 11. Facilities & Services Advisory Committee - 2/2/23
 12. Health & Fitness Advisory Committee - 7/6/22; 11/2/22; 11/8/22; 12/16/22; 1/4/23; 1/13/23
 13. Lifestyle Advisory Committee - **No Minutes**
 14. City Development Committee - **No Minutes**
 15. Nominating Committee - **No Minutes**
- C. Accept the Tutta Bella Vino club event on 5/20/23 ft. David Alan Field Musical Entertainment
- XII. **COMMITTEE REPORTS**
- XIII. **UNFINISHED BUSINESS**
- A. **Proposed revisions to the Design Rules, Sections 6.1, 6.2, 6.3 & 6.5, Maintenance**
(28-day comment period is complete) Motion to Accept/Not-Accept - **MacDonnell**
SCSH BAF# 2022.002
- B. **Comments received regarding items posted for 28-day comment**
(Design Rules - 54 comments received)
- XIV. **NEW BUSINESS**
- A. **Accept the 2022 Audit**
Motion to Accept/Not-Accept - **MacLeod-Foster**
- B. **Request to purchase new Point of Sale system to allow for contactless payments**
Motion to Accept/Not-Accept - **MacDonnell**
SCSH BAF# 2023.045
Operating expense
- C. **Request to purchase additional AED Machines for Common Area Buildings**
Motion to Accept/Not-Accept - **Lindstrom**
SCSH BAF# 2023.030
Operating expense

Cari Burleigh, GM

NEW BUSINESS (Continued)

- D. Request approval to relandscape the Montecito Amphitheater**
Motion to Accept/Not-Accept -MacLeod-Foster
SCSH BAF# 2023.057
Operating expense
- E. Request to repair the drywell drain line under the Montecito Amphitheater**
Motion to Accept/Not-Accept -Pessin
SCSH BAF# 2023.056
Operating expense
- F. Request to modify the Montecito Bocce Ball Courts sidewalk modification**
Motion to Accept/Not-Accept - MacDonnell
SCSH BAF# 2023.055
Operating expense
- G. Request to replace the carpet at the Lifestyle Dpt. Offices**
Motion to Accept/Not-Accept - Pessin
SCSH BAF# 2023.062
Replacement fund expense
- H. Request to replace the hallway carpet at the Santa Rosa Clubhouse**
Motion to Accept/Not-Accept - Pessin
SCSH BAF# 2023.063
Replacement fund expense
- I. Request to resurface the Montecito Tennis Courts #1 - #4**
Motion to Accept/Not-Accept - Pessin
SCSH BAF# 2023.059
Replacement fund expense
- J. Request to resurface the Santa Rosa PB Courts #11 & #12**
Motion to Accept/Not-Accept - Pessin
SCSH BAF# 2023.058
Replacement fund expense
- K. Request to replace the sound system at Shadows Restaurant**
Motion to Accept/Not-Accept - Lindstrom
SCSH BAF# 2023.061
Replacement fund expense
- L. Request to purchase replacement kitchen equipment (Phase II)**
Motion to Accept/Not-Accept - Lindstrom
SCSH BAF# 2023.060
Replacement fund expense
- M. Review proposed revisions to the Design Rules, Section 4.12.2, Motor Generators**
Motion to post for 28-day comment - MacDonnell
SCSH BAF# 2023.050
- N. 5-Acre Parcel - Update**
- XV. OPEN FORUM (3-MINUTES, PER PERSON)**
- XVI. ADJOURNMENT**

The next Board of Directors Meeting is scheduled for April 24, 2023.
***Please Note: Residents may speak at the 1 minute or 3 minute Open Forum, but not both,
and may also speak at the Agendized Open Forum.***