

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, APRIL 24, 2023
2:00PM
AGENDA**

- I. 2:00PM - CALL TO ORDER - Jerry Conrad, President
- II. THOSE THAT CAN STAND, PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE
- III. INTRODUCTION OF BOARD MEMBERS & STAFF - Jerry Conrad, President
- IV. BOARD MEETING ETTIQUETE
- V. SPEAKER FORM REMINDER
- VI. EXECUTIVE SESSION DISCLOSURE Cari Burleigh, GM
(Legal, Member Discipline, Formation of Contracts, Personnel)
- VII. BOARD APPRECIATION & RECOGNITION
- VIII. MINUTES
 - A. Draft 2/27/23 General Session
- IX. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Elizabeth Gutierrez - Employee of the Month - April 2023
- X. OPEN FORUM (3-MINUTES, PER PERSON)
- XI. NEW BUSINESS
 - A. Review proposed revisions to the Design Rules, Section 4.2, Air Conditioners/Evaporative Coolers
 - Motion to post for 28-day comment - Prezlock
 - SCSH BAF# 2023.049
 - B. Request approval to purchase (3) riding bunker rakes
 - Motion to Accept/Not-Accept - Conrad
 - SCSH BAF# 2023.069
 - Replacement fund expense*
 - C. Request approval to purchase (2) triplex greens mowers
 - Motion to Accept/Not-Accept - Conrad
 - SCSH BAF# 2023.068
 - Replacement fund expense*
 - D. Request approval to renew DocuSign Services
 - Motion to Accept/Not-Accept - Lindstrom
 - SCSH BAF# 2023.070
 - Operating expense*
 - E. Request approval to conduct a Level II Reserve Study for 2024
 - Motion to Accept/Not-Accept - Coon
 - SCSH BAF# 2023.066
 - Operating expense*
 - F. Request approval to purchase a new dehumidification unit for the indoor pool
 - Motion to Accept/Not-Accept - Pessin
 - SCSH BAF# 2023.071
 - Replacement fund expense*
 - G. Review proposed revision to the Rules & Reg's, Section 2.7.3 Open House Rules
 - Motion to post for 28-day member comment - Prezlock
 - SCSH BAF# 2023.047
 - H. Review proposed revisions to the SCSH Event Pass Procedure
 - Motion to Accept/Not-Accept - Lindstrom
 - SCSH BAF# 2023.038
 - I. Review the proposed monetary donation from the That's Entertainment Club for the purchase of a new peck deck fly machine for the Santa Rosa Clubhouse
 - Motion to Accept/Not-Accept - Lindstrom
 - SCSH BAF# 2023.077
 - J. Proposed revisions to the City Development Coordinating Committee
 - Motion to Accept/Not-Accept - Conrad
 - SCSH BAF# 2023.078
 - K. Board ratification of the approval to engage InterAccess for gate access and gate maintenance services
 - Motion to ratify - Conrad
 - L. Board ratification for the approval of the 2023-2024 Association Insurance Renewal
 - Motion to ratify - Conrad

XII. UNFINISHED BUSINESS

A. Request approval to purchase (7) new AED Machines

Motion to Accept/Not-Accept - Lindstrom

SCSH BAF# 2023.030

Operating expense

XIII. FINANCIALS - Terry Coon, Treasurer

A. Accept the February 2023 Treasurers Report

B. Accept the March 2023 Treasurers Report

C. Accept the April 2023 Controller's Report

D. Accept the April 2023 FAC Report

E. Accept the February 2023 HOA Financials

F. Accept the March 2023 HOA Financials

G. Accept the March 2023 Golf and F&B Financials

H. Accept the February 2023 Bank Reconciliations

I. Accept the March 2023 Bank Reconciliations

J. Liens on Member Accounts - **190-2301; 165-0640; 169-3513; 166-3789; 167-3902; 188-1710;**

K. Foreclosures on Member Accounts - **None**

L. Bad-Debt Write Off - **None**

XIV. 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 - 3/7/23; 3/21/23; 3/28/23
2. Finance Advisory Committee - 3/24/23
3. Golf Advisory Committee - 2/14/23
4. Information Advisory Committee - 2/15/23; 3/15/23
5. *The View* Advisory Committee - **No Minutes**
6. Food and Beverage Advisory Committee - **No Minutes**
7. Landscape Advisory Committee - 3/1/2023
8. Safety Advisory Committee - **No Minutes**
9. Emergency Preparedness Committee - **No Minutes**
10. Facilities & Services Advisory Committee -3/2/23
11. Health & Fitness Advisory Committee - 2/1/23; 3/1/23
12. Lifestyle Advisory Committee - 2/28/23; 3/28/23
13. City Development Committee - 4/6/23

C. Accept the Let's Meet & Club event on 6/4/23 Ft. The Shadows Band

XV. COMMITTEE REPORTS

XVI. BOARD REPORTS (3-MINUTES, PER PERSON)

XVII. OPEN FORUM (3-MINUTES, PER PERSON)

XVIII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for May 22, 2023

Please Note: Residents may speak at either of the 3-minute Open Forums.