

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, June 26, 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 ETIQUETTE
- V. **SPEAKER FORM REMINDER**
- VI. EXECUTIVE SESSION DISCLOSURE Cari Burleigh, GM
(Legal, Member Discipline, Formation of Contracts, Personnel)
- VII. MINUTES
 - A. Draft 5/22/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Ramiro Rabago - Employee of the Month - June 2023
- IX. OPEN FORUM (3-MINUTES, PER PERSON)
- X. UNFINISHED BUSINESS
 - A. Comments received regarding items posted for 28-day comment
 - 1. Design Rules, Section 4.2, Air Conditioners/Evaporative Coolers
 - 2. Rules & Regulations, Section 2.7.3, Open House Rules
 - B. Proposed revisions to the Design Rules, Section 4.2, Air Conditioners/Evaporative Coolers
(28-day comment period is complete)
 - C. Proposed revisions to the Rules & Regulations, Section 2.7.3, Open House Rules
(28-day comment period is complete)
- XI. NEW BUSINESS
 - A. Request to revise the SCSH Event Pass Procedure
 - B. FAC BAF - Recommendation to engage Brabo & Carlsen to conduct an audit for the calendar year ending 12/31/2023
 - C. Request approval to purchase (1) Grinder and (1) Bedknife for Golf Maintenance
 - D. Accept the conversion to Square as a new point of sale system for common area buildings
 - E. Review the proposed revisions to the IAC Charter - Purpose and Mission Statement
 - F. Accept the proposal to transition to ShapeNet for Fitness Class Reservations services, etc.
- XII. FINANCIALS - Terry Coon, Treasurer
 - A. FAC Report by Jerry Cavoretto
 - B. Controller's Report by Aurora Solis
 - C. Golf and F&B Financial Report by Phil Vigil
 - D. Accept the May 2023 Treasurers Report
 - E. Accept the June 2023 Controller's Report
 - F. Accept the June 2023 FAC Report
 - G. Accept the May 2023 HOA Financials
 - H. Accept the May 2023 Golf and F&B Financials
 - I. Accept the May 2023 Bank Reconciliations
 - J. Liens on Member Accounts - **None**
 - K. Foreclosures on Member Accounts - **691-320-033**
 - L. Bad-Debt Write Off - **None**

XIII. 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 - 5/2/23; 5/16/23
 2. Finance Advisory Committee - 6/16/23
 3. Golf Advisory Committee - 2/14/23; 3/14;23; 4/11/23; 5/16/23
 4. Information Advisory Committee - 6/15/23
 5. *The View* Advisory Committee - 6/13/23
 6. Food and Beverage Advisory Committee - 4/18/23
 7. Landscape Advisory Committee - 5/3/23
 8. Safety Advisory Committee - 6/7/23
 9. Emergency Preparedness Committee - 6/1/23
 10. Facilities & Services Advisory Committee - 5/4/23
 11. Health & Fitness Advisory Committee - 5/3/23
 12. Lifestyle Advisory Committee - 5/23/23
 13. City Development Committee - 6/5/23
- C.** Accept the Let's Meet & Eat Club event on 7/9/23 Ft. Entertainment/Hodads
D. Accept the Let's Meet & Eat Club event on 8/6/23 Ft. Matthew Sanchez/Bad Influn3nce
E. Accept the Let's Meet & Eat Club event on 10/8/23 Ft. Entertainment/Zippers Trio
F. Board ratification for the emergency repair of a lateral sewage drain pipeline on common area
G. Accept the formation of the Super Senior Club

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

XV. COMMITTEE REPORTS (3-Minutes)

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

XVII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for July 31, 2023

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