

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, AUGUST 28, 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
(Legal, Member Discipline, Formation of Contracts, Personnel)
- VII. MINUTES
 - A. Draft 6/26/23 General Session
 - B. Draft 7/31/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Dalilah Arevalos - August 2023
- IX. OPEN FORUM (3-MINUTES, PER PERSON)
- X. UNFINISHED BUSINESS
 - A. Proposed revisions to the SCSH Fine Policy
- XI. NEW BUSINESS
 - A. Proposed revisions to the Design Rules, Section 4.2, Air Conditioners/Evaporative Coolers
 - B. Request approval to conduct the 2023 Asphalt Pavement Rehabilitation Project
for Phase I and II (Year 2 of the 6 year Plan)
- XII. FINANCIALS - Terry Coon, Treasurer
 - A. FAC Report by FAC Chair, Bob Jester
 - B. Controller's Report by Aurora Solis
 - C. Golf and F&B Financial Report by Phil Vigil
 - D. Accept the July 2023 Treasurers Report
 - E. Accept the August 2023 Controller's Report
 - F. Accept the August 2023 FAC Report
 - G. Accept the July 2023 HOA Financials
 - H. Accept the July 2023 Golf and F&B Financials
 - I. Accept the July 2023 Bank Reconciliations
 - J. Liens on Member Accounts - **167-1658**
 - K. Foreclosures on Member Accounts - **None**
 - 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 - 7/5/23; 7/18/23
 - 2. Finance Advisory Committee - **None**
 - 3. Golf Advisory Committee - **None**
 - 4. Information Advisory Committee - 8/18/23
 - 5. Food and Beverage Advisory Committee - 6/20/23; 7/25/23
 - 6. Landscape Advisory Committee - 6/7/23
 - 7. Safety Advisory Committee - **None**
 - 8. Emergency Preparedness Committee - **None**
 - 9. Facilities & Services Advisory Committee - 7/6/23
 - 10. Health & Fitness Advisory Committee - 7/6/23
 - 11. Lifestyle Advisory Committee - 7/25/23
 - 12. City Development Committee - 7/7/23
 - C. Accept the 1st SCSH Annual Pet Parade - October 31, 2023

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

XV. COMMITTEE REPORTS (3-Minutes)

1. John Petersen, FSAC and Ad-Hoc 5-Acre Parcel Sub-Comm.
2. Deborah Gmeiner, CDCC
3. Linda Aasen, IAC
4. Agi Kessler, DRC

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

XVII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for September 25, 2023.

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