

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
TUESDAY, SEPTEMBER 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 8/28/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Esther Saldana - September 2023
- IX. UNFINISHED BUSINESS
 - A. Comments received re: items posted for 28-day comment
 - 1. Covenants Committee Charter
 - 2. Design Rules, Fiberglass mesh
 - 3. Rules & Regulations, Section VI, Catering Policy
 - B. Proposed revisions to the Covenants Committee Charter
(28-day comment period complete)
Motion to Accept/Not-Accept - Conrad
SCSH BAF# 2023.134
 - C. Proposed revisions to the Design Rules, Section 4.16 and 4.29.4, Fiberglass Mesh
(28-day comment period complete)
Motion to Accept/Not-Accept - Prezlock
SCSH BAF# 2023.093
 - D. Proposed revisions to the Rules & Regulations, Section VI, Catering Policy
(28-day comment period complete)
Motion to Accept/Not-Accept - Pessin
SCSH BAF# 2023.135
- X. NEW BUSINESS
 - A. Announcement of Nominating Committee - 2024 Election
 - 1. Carolyn Collins
 - 2. Geri Butler
 - 3. Katy Linkjendal
 - 4. Chris McSchaffrey
 - B. New Website Demo by IAC (10-Minutes)
Motion to Accept/Not-Accept - Prezlock
SCSH BAF# 2023.153
 - C. Request approval to host the Annual Agave Amateur Golf Tournament
on December 15, 2023 - December 18, 2023
Motion to Accept/Not-Accept - Conrad
SCSH BAF# 2023.152
 - D. Request approval to purchase (8) patio umbrellas for the Montecito Kiosk outdoor patio
Motion to Accept/Not-Accept - Pessin
SCSH BAF# 2023.151
Replacement fund expense
- XI. 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 August 2023 Treasurers Report
 - E. Accept the September 2023 Controller's Report
 - F. Accept the September 2023 FAC Report
 - G. Accept the August 2023 HOA Financials
 - H. Accept the August 2023 Golf and F&B Financials
 - I. Accept the August 2023 Bank Reconciliations
 - J. Liens on Member Accounts - **165-2554; 166-1228**
 - K. Foreclosures on Member Accounts - **None**
 - L. Bad-Debt Write Off - **None**
- XII. OPEN FORUM (3-MINUTES, PER PERSON)

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 - 8/1/23; 8/15/23
2. Finance Advisory Committee - 8/25/23
3. Golf Advisory Committee - 7/11/23
4. Information Advisory Committee - 6/14/23; 8/9/23
5. Food and Beverage Advisory Committee - **No Minutes**
6. Landscape Advisory Committee - **No Minutes**
7. Safety Advisory Committee - 9/6/23
8. Emergency Preparedness Committee - **No Minutes**
9. Facilities & Services Advisory Committee - 8/3/23
10. Health & Fitness Advisory Committee - 8/2/23
11. Lifestyle Advisory Committee - 8/22/23
12. City Development Committee - 8/7/23
13. The View Advisory Committee - 9/12/23
14. Ad-Hoc 5-Acre Parcel Sub-Committee - (July - August Update)

C. Board ratification of the emergency expense for the removal of fallen trees on the North Course as a result of the Tropical Storm

D. Board ratification of the emergency expense to repair and replace certain components of the South Course Pump Station as a result of water damage from the Tropical Storm

E. Request approval of the 2023/2024 Class series for the SCSH Meditation over Medication Club

F. Request approval of the 2023/2024 Class series for the SCSH Creative Arts Club

G. Board ratification of the emergency expense to replace the pool handicap lift at the Montecito Clubhouse

XIV. 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. Chris Stevens, LAC and Ad-Hoc North Channel Sub-Comm.

5. Fera Mostow, Covenants

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

XVI. ADJOURNMENT

The next Board of Directors Meeting is scheduled for October 30, 2023.

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