

SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD  
MONDAY, NOVEMBER 20, 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 10/30/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
  - Angel Amezcua - November 2023
- IX. UNFINISHED BUSINESS
- X. NEW BUSINESS
  - A. Announcement of Candidates - Recall Election
  - B. Request to replace the LED lighting/Switches at PB courts #'s 7-10  
Motion to Accept/Not-Accept - Pessin  
**SCSH BAF# 2023.169**  
*Replacement Fund expense*
- XI. COMMITTEE REPORTS (3-Minutes)
  - 1. John Petersen, FSAC and Ad-Hoc 5-Acre Parcel Sub-Comm.
  - 2. Deborah Gmeiner, CDCC
  - 3. Fera Mostow, Covenants
  - 4. Linda Aasen, IAC
  - 5. Agi Kessler, DRC
  - 6. Jeff Kirkpatrick, EPC
  - 7. Chris Stevens, LAC
  - 8. Amber Galindo, H&F
- 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 October 2023 Treasurers Report
  - E. Accept the November 2023 Controller's Report
  - F. Accept the November 2023 FAC Report
  - G. Accept the October 2023 HOA Financials
  - H. Accept the October 2023 Golf and F&B Financials
  - I. Accept the October 2023 Bank Reconciliations
  - J. Liens on Member Accounts - **167-2123**
  - K. Foreclosures on Member Accounts - **691-390-020**
  - L. Bad-Debt Write Off - **None**
- XIII. OPEN FORUM (3-MINUTES, PER PERSON)
- XIV. CONSENT AGENDA
  - A. Committee Minutes
    - 1. Design Review Committee - 10/3/23; 10/17/23
    - 2. Finance Advisory Committee - **No Minutes**
    - 3. Golf Advisory Committee - 10/10/23
    - 4. Information Advisory Committee - 10/11/23
    - 5. Food and Beverage Advisory Committee - **No Minutes**
    - 6. Landscape Advisory Committee - 10/4/23
    - 7. Safety Advisory Committee - 11/1/23
    - 8. Emergency Preparedness Committee - **No Minutes**
    - 9. Facilities & Services Advisory Committee - 10/5/23
    - 10. Health & Fitness Advisory Committee - 10/4/23
    - 11. Lifestyle Advisory Committee - 9/26/23; 10/31/23
    - 12. City Development Committee - **No Minutes**
    - 13. Ad-Hoc 5-Acre Parcel Sub-Committee - **No Minutes**
    - 14. Nominating Committee - **No Minutes**
  - B. Staff Reports (*Facilities & Maintenance, Vintage Landscape Associates, Fitness Dept. Lifestyle Dpt., Security Dpt., Golf and F&B Dpt.*)
  - C. Accept the Rainbow Friends Club event on 2/24/24 Ft. DJ Ron Felix
- XV. BOARD REPORTS (3-MINUTES, PER PERSON)
- XVI. ADJOURNMENT

The next Board of Directors Meeting is scheduled for December 18, 2023.  
**Please Note: There is only (1) Open Forum.**