

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, FEBRUARY 26, 2024
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 1/29/24 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Brooke Roberts - February 26, 2024
- IX. UNFINISHED BUSINESS
 - A. Revisions to the Design Rules, Section 5.10.1, Trees
Motion to post for 28-day member comment - Prezlock
- X. NEW BUSINESS
 - A. FSAC request to resurface the Montecito Indoor pool
Motion to Accept/Not-Accept - Pessin
BAF 2024.011
 - B. FSAC request to obtain proposals to relocate the basketball court (currently at the Santa Rosa Sports Courts area)
Motion to Accept/Not-Accept - Pessin
BAF 2024.017
 - C. Request approval to hire a 3rd party contractor to repaint the knee walls throughout the golf courses, fences at SR sports courts, light fixtures, and the community mailbox units throughout common area
Motion to Accept/Not-Accept - Pessin
BAF 2024.019
 - D. Request approval to resurface the Santa Rosa Tennis Courts #5 & 6
Motion to Accept/Not-Accept - Pessin
BAF 2024.018
 - E. Request approval of the post storm tree replacements for the North Course and Common Area
Motion to Accept/Not-Accept - Prezlock
BAF 2024.019
 - F. Request approval to obtain proposals from civil engineer firms to assist with the development plans for the 5-acre parcel (Golf Maintenance Building)
Motion to Accept/Not-Accept - Lindstrom
BAF 2024.021
- 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. Agi Kessler, DRC
 - 5. Chris Stevens, on behalf of EPC
 - 6. Chris Stevens, LAC and Ad-Hoc North Channel Committee
 - 7. Angela Frost, H&F/Amber Galindo, Fitness Director
 - 8. Pam Castro-Lee/Connie King, Lifestyle Director
 - 9. Rhonda Ceccato - SAC
 - 10. Jack Stocky, F&B

XII. FINANCIALS - Terry Coon, Treasurer

- A. FAC Report by FAC Chair, Bob Jester
- B. Controller's Report by Janice Niederriter
- C. Golf and F&B Financial Report by Phil Vigil
- D. Accept the January 2024 Treasurers Report
- E. Accept the February 2024 Controller's Report
- F. Accept the February 2024 FAC Report
- G. Accept the January 2024 HOA Financials
- H. Accept the January 2024 Golf and F&B Financials
- I. Accept the January 2024 Bank Reconciliations
- J. Liens on Member Accounts - **None**
- K. Foreclosures on Member Accounts - **None**
- L. Bad-Debt Write Off - **None**

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

XV. CONSENT AGENDA

A. Committee Minutes

- 1. Design Review Committee - 1/2/24; 1/16/24
- 2. Finance Advisory Committee - 1/16/24
- 3. Golf Advisory Committee - 1/9/24
- 4. Information Advisory Committee - 2/14/24
- 5. Food and Beverage Advisory Committee - 1/18/24
- 6. Landscape Advisory Committee - 1/3/24
- 7. Safety Advisory Committee - 2/7/24; 2/2024 - Report
- 8. Emergency Preparedness Committee - **No Minutes**
- 9. Facilities & Services Advisory Committee -12/7/23; 2/1/24
- 10. Health & Fitness Advisory Committee - 1/3/24
- 11. Lifestyle Advisory Committee - **No Minutes**
- 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 donation from the That's Entertainment Club (\$2,591.41) for the purchase of a new camera for the onsite communication personnel
- D. Accept the Let's Meet & Eat Club event on 3/14/24 Ft. Nouveau
- E. Accept the Let's Meet & Eat Club event on 3/3/24 Ft. Tim McFall/The Zippers Trio
- F. Accept the Let's Meet & Eat Club event on 4/21/24 Ft. Tim McFall
- G. Board ratification of the emergency repair of an underground storm drain line

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

XVII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for March 25, 2024.

Please Note: There is only (1) Open Forum.