

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD  
MONDAY, March 25, 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. BOARD MEMBER ACKNOWLEDGEMENT
- VII. NOMINATING COMMITTEE ACKNOWLEDGEMENT
- VIII. EXECUTIVE SESSION DISCLOSURE Cari Burleigh, GM  
*(Legal, Member Discipline, Formation of Contracts, Personnel)*
- IX. MINUTES
  - A. Draft 2/22/24 Townhall Meeting Minutes
  - B. Draft 2/26/24 General Session
- X. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH  
- Byron Flores - March 2024
- XI. UNFINISHED BUSINESS
  - A. Proposed revisions to the Rules & Regulations, Section 2.6.4, Commercial Visitors Access Limitations (MLK)  
(Board reviewed comments received - 28-day comment period is complete)  
Motion to Accept/Not-Accept - Pessin  
**BAF 2024.008**
- XII. NEW BUSINESS
  - A. Review and accept the 2023 Audit  
Motion to Accept/Not-Accept - Coon  
**BAF 2024.046**
  - B. Proposed revisions to the SCSH Replacement Reserve Fund Policy  
Motion to Accept/Not-Accept - Coon  
**BAF 2024.024**
  - C. Request to purchase (1) Lithium Battery Utility Cart for Troon Superintendent  
Motion to Accept/Not-Accept - Conrad  
**BAF 2024.027**  
*Replacement fund expense*
  - D. Request to purchase a Driving Fertilizer & Sprayer  
Motion to Accept/Not-Accept - Conrad  
**BAF 2024.028**  
*Replacement fund expense*
  - E. Request to purchase (3) Hydraulic Fairway Mowers  
Motion to Accept/Not-Accept - Conrad  
**BAF 2024.029**  
*Replacement fund expense*
  - F. Request to purchase (3) Diesel-Hybrid Fairway Mowers  
Motion to Accept/Not-Accept - Conrad  
**BAF 2024.030**  
*Replacement fund expense*
  - G. Request to purchase a Riding Deck Mower  
Motion to Accept/Not-Accept - Conrad  
**BAF 2024.031**  
*Replacement fund expense*
  - H. Request approval to proceed with the landscape renovation at the Jefferson St. Main entryway  
Motion to Accept/Not-Accept - Prezlock  
**BAF 2024.033**  
*Replacement fund expense*
  - I. Request approval to recoat the roof at the Santa Rosa Clubhouse and Santa Rosa Cart Barn  
Motion to Accept/Not-Accept - Pessin  
**BAF 2024.034**  
*Replacement fund expense*
  - J. Request approval of the phase II landscape renovation of the medians  
Motion to Accept/Not-Accept - Prezlock  
**BAF 2024.041**  
*Replacement fund expense*

- K. Review of the Tennis Courts 5 and 6 upgrades for dual use**  
Motion to Accept/Not-Accept - **Pessin**  
**BAF 2024.044**  
*Capital Improvement - Operating expense*
- L. Review the recommendation to relocate the basketball adjacent to bocce courts**  
Motion to Accept/Not-Accept - **Pessin**  
**BAF 2024.05**  
*Replacement fund expense*
- M. Request approval to paint all golf course knee walls, Santa Rosa Sports Courts fencing, light fixtures, and community mailbox units**  
Motion to Accept/Not-Accept - **Pessin**  
**BAF 2024.020**  
*Replacement fund expense*
- N. Option #2: Request approval to repaint all HOA Golf course knee walls, Santa Rosa Sports Courts fencing, light fixtures and community mailbox units**  
Motion to Accept/Not-Accept - **Pessin**  
**BAF 2024.040**  
*Replacement fund expense*
- O. Request approval to renew an annual agreement with Docusign used for fillable forms online which require a signature**  
Motion to Accept/Not-Accept - **Conrad**  
**BAF 2024.042**  
*Operating expense*
- XIII. COMMITTEE REPORTS (3-Minutes)**
  - 1. **John Petersen, FSAC and Ad-Hoc 5-Acre Parcel Sub-Comm.**
  - 2. **Deborah Gmeiner, CDCC**
  - 3. **Jeff Kirkpatrick, EPC**
  - 4. **Chris Stevens, LAC and Ad-Hoc North Channel Committee**
  - 5. **Jack Stocky, F&B**
- XV. FINANCIALS - Terry Coon, Treasurer**
  - A. FAC Report by FAC Chair, Bob Jester
  - B. Controller's Report by Janice Niederritter
  - C. Golf and F&B Financial Report by Phil Vigil
  - D. Accept the February 2024 Treasurers Report
  - E. Accept the March 2024 Controller's Report
  - F. Accept the March 2024 FAC Report
  - G. Accept the February 2024 HOA Financials
  - H. Accept the February 2024 Golf and F&B Financials
  - I. Accept the February 2024 Bank Reconciliations
  - J. Liens on Member Accounts - **188-1710**
  - K. Foreclosures/Notice of Trustee Sale on Member Accounts - **167-2123**
  - L. Bad-Debt Write Off - **None**
- XVI. OPEN FORUM (3-MINUTES, PER PERSON)**
- XVII. CONSENT AGENDA**
  - A. Committee Minutes**
    - 1. Design Review Committee - 2/6/24; 2/20/24
    - 2. Finance Advisory Committee - 2/23/24
    - 3. Golf Advisory Committee - 2/13/24
    - 4. Information Advisory Committee - 3/13/24
    - 5. Food and Beverage Advisory Committee - **No Minutes**
    - 6. Landscape Advisory Committee - 2/7/24
    - 7. Safety Advisory Committee - 3/6/24 & March Report
    - 8. Emergency Preparedness Committee - 3/7/24
    - 9. Facilities & Services Advisory Committee - **No Minutes**
    - 10. Health & Fitness Advisory Committee - 2/2/24
    - 11. Lifestyle Advisory Committee - 2/27/24
    - 12. City Development Committee - **No Minutes**
    - 13. Ad-Hoc 5-Acre Parcel Sub-Committee - **No Minutes**
    - 14. The View Advisory Committee - (Quarterly submission) 3/12/24
  - B. Staff Reports (Facilities & Maintenance, Vintage Landscape Associates, Fitness Dept. Lifestyle Dpt., Security Dpt., Golf and F&B Dpt.)**
  - C. Accept the Tutta Bella Vino Club event on 5/18/24 Ft. David Alan Musical Field Entertainment
  - D. Accept the Tennis Club event on 3/30/24 Ft. DJ Ronnie Felix
  - E. Accept the donation from That's Entertainment in the amount of \$2,270.38 for the purchase of a Shippo LV Pottery wheel w/ splash pan for the SCSH Ceramics Club
  - F. Accept the Let's Meet & Eat Club event on 5/5/24 Ft. Manny Alvarado dba. The Flashback Boyz
  - G. Accept the Let's Meet & Eat Club event on 7/14/24 Ft. Eventertainment, Tim McFall
  - H. Accept the Let's Meet & Eat Club event on 6/9/24 Ft. Johnny Henderson dba. Dysfunktion Band
  - I. Approve the dissolution of the Discussion Forum Club
- XVIII. BOARD REPORTS**
- XIX. ADJOURNMENT**

The next Board of Directors Meeting is scheduled for April 29, 2024.

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