

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, APRIL 29, 2024
2:00PM
AGENDA**

- I. 2:00PM - CALL TO ORDER - Scott Pessin, President
- II. THOSE THAT CAN STAND, PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE
- III. INTRODUCTION OF BOARD MEMBERS & STAFF - Scott Pessin, President
- IV. BOARD MEETING ETIQUETTE
- V. **SPEAKER FORM REMINDER**
- VI. BOARD MEMBER ACKNOWLEDGEMENT - KATHY LINDSTROM
- VII. EXECUTIVE SESSION DISCLOSURE Cari Burleigh, GM
(Legal, Member Discipline, Formation of Contracts, Personnel)
- VIII. MINUTES
 - A. Draft 3/25/24 General Session Meeting Minutes
 - B. Draft 4/2/24 Organizational Meeting Minutes
- IX. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Anthony Ceja-Torres - April 2024
- X. UNFINISHED BUSINESS
 - A. Revisions to the Design Rules, Section 5.10.1, Trees
(28-day comment period is complete)
Motion to Table - Prezlock
- XI. NEW BUSINESS
 - A. Community Surveys - Discussion
 - B. Review the proposed revisions to the Design Rules, Section 4.22, Rain gutters, seamless/Downspouts
Motion to post for 28-day comment - Prezlock
BAF 2024.061
 - C. Review the proposed revisions to the Design Rules, Section 4.17, Ornaments
Motion to post for 28-day comment - Prezlock
BAF 2024.052
 - D. Review the proposed revisions to the Design Rules, Section 4.1.1, ADU/JADU
Motion to post for 28-day comment - Prezlock
BAF 2024.053
 - E. FAC BAF - Approval of Annual Budget Process for 2025 Budget
Motion to Accept/Not-Accept - Coon
BAF 2024.047
 - F. Request approval for the construction project including an access road and mow curb at the North Channel
Motion to Accept/Not-Accept - Pessin
BAF 2024.064
- XII. 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
 - 7. Agi Kessler, DRC
 - 8. Fera Mostow, Covenants
- XIII. 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 March 2024 Treasurers Report
 - E. Accept the April 2024 Controller's Report
 - F. Accept the April 2024 FAC Report
 - G. Accept the March 2024 HOA Financials
 - H. Accept the March 2024 Golf and F&B Financials
 - I. Accept the March 2024 Bank Reconciliations
 - J. Liens on Member Accounts - **195-1792; 195-6496**
 - K. Foreclosures/Notice of Trustee Sale on Member Accounts - **167-2123**
 - L. Bad-Debt Write Off - **None**
- XV. OPEN FORUM (3-MINUTES, PER PERSON)

XVI. CONSENT AGENDA

A. Committee Minutes

1. Design Review Committee - 3/5/24; 3/19/24
2. Finance Advisory Committee - 3/22/24
3. Golf Advisory Committee - 3/12/24
4. Information Advisory Committee - 3/13/24
5. Food and Beverage Advisory Committee - 3/2/24
6. Landscape Advisory Committee - 3/6/24
7. Safety Advisory Committee - 4/3/24 & April Report
8. Emergency Preparedness Committee - **No Minutes**
9. Facilities & Services Advisory Committee - 2/1/24; 3/7/24
10. Health & Fitness Advisory Committee - 3/6/24
11. Lifestyle Advisory Committee - **No Minutes**
12. City Development Committee - **No Minutes**
13. Ad-Hoc 5-Acre Parcel Sub-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 Lifestyle event on 3/1/2025 Ft. City Connection Entertainment, Johnny Cash Tribute
- D. Board ratification of the Association Insurance Renewal for 2024-2025
- E. Board ratification of the Association Taxes for the calendar year-ending 12/31/2023
- F. Board ratification of emergency repair to a drain pipe at the Santa Clubhouse, Bistro area

XVII. BOARD REPORTS

XVIII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for May 20, 2024.

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