



26850 Sun City Blvd. Sun City, California 92586-2948

Website: [www.SunCityCivic.com](http://www.SunCityCivic.com) • Phone: (951) 679-2311 • Fax: (951) 672-9542

---

**Board of Directors Special Emergency Open Session  
Tuesday, September 12, 2023 at 11:00 a.m.  
WEBB HALL, 26850 SUN CITY BLVD., SUN CITY CA 92586  
AGENDA SUMMARY**

**11:00 a.m. I. Call to Order**

The meeting is called to order once ready to start.

**11:01 a.m. II. Pledge of Allegiance**

**11:03 a.m. III. Roll Call**

**11:10 a.m. V. Homeowner Open Forum**

Each homeowner may be given three (3) minutes to speak in accordance with Civil Code §4925(b) or a total of twenty 20 minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

During the forum, matters raised may not be addressed (unless the Board chooses to provide a brief reply). The Board of Directors may refer matters raised to be added to the next meeting agenda or that management replies.

**11:30 a.m. VI. Board Member Updates/Comments**

**11:35 a.m. XII. New Business**

**1. Proposal Broken Sewer Line**

We had the North Town Hall women's toilets and men's floor drains (which flooded the floor) back up on the afternoon of Wednesday 9/6/23, the plumber was called for service. Unfortunately, the line could not be cleared and a camera was run on 9/7/23 to determine the cause. The sewer line is broken between the kitchen and outside clean out and it is bowed starting at the women's restroom to the entryway. These restrooms as well as the O restrooms/showers are closed as it affects both buildings. KRH Contracting (plumber) has submitted a proposal to replace the sewer line from clean out to clean out with the concrete being removed inside of NTH for the replacement. The cost is \$38,850.00.

**2. Proposal Broken Spa Lines**

The spa resurfacing is complete, however, the company has washed their hands of the leaks. We retained American Leak Detection to find the leaks to have them repaired. They found a leak at the booster jet, return line, skimmer and equalizer line on the seat wall. The leaks will need to be repaired by cutting the concrete deck and replacing the lines with the skimmer replaced. The spa cannot open until the leaks are repaired due to the loss of water. American Leak detection provided a cost of \$10,450.00.

**11:45 a.m. XIII. Adjournment**

**NEXT MEETING: SEPTEMBER 26, 2023**