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Board of Directors Open Session
Tuesday, September 26, 2023 at 6:00 p.m.
WEBB HALL, 26850 SUN CITY BLVD., SUN CITY CA 92586
AGENDA SUMMARY

- 6:00 p.m. I. Call to Order**
The meeting is called to order once ready to start.
- 6:01 p.m. II. Pledge of Allegiance**
- 6:03 p.m. III. Roll Call**
- 6:05 p.m. IV. Announcement – Executive Session Meeting**
In accordance with Civil Code §4935(a), the Board met in Executive Session earlier today to discuss legal matters, delinquencies, personnel matters, and contract formation.
- 6:10 p.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.
- 6:30 p.m. VI. Board Member Updates/Comments**
- 6:40 p.m. VII. Management Report**
- 6:50 p.m. VIII. Committee Reports – Per Civil Code**
1. Buildings & Grounds - None
 2. Corbett Park - None
 3. Finance Committee
 4. Pool – None
- 6:51 p.m. IX. Treasurer’s Report - Verbal**
1. Financials Ending August 2023 Prepared by Avalon **(PG. 3-130)**
 2. Transfer Funds from Edward Jones Operating to First Citizens Operating
Request to transfer \$200,000 from Edwards Jones Operating to the First Citizens Operating account.
 3. Finance Committee Recommendation: Transfer Funds of 3 Maturing CD’s to Edward Jones Operating
Recommendation to transfer funds from 3 maturing operating CD’s (on 9/28/23, 10/10/23 and 10/30/23) to the Edward Jones operating account.
- 7:00 p.m. X. Consent Calendar**
In order to expedite the meeting, the following items have been placed on the consent calendar. Unless the items are pulled for discussion in which a separate motion is made, these items should be passed all at once.
1. Minutes, August 22, 2023
 2. Minutes, September 12, 2023

7:05 p.m.

XI. Unfinished Business

1. Insurance Renewal – Earthquake

As requested by the board of directors, further information was obtained from LaBarre/Oksnee regarding the earthquake policy not including building ordinance or law insurance due to the age of construction. The appeal was not granted and per the agent the other carriers approached either declined to bid or do not offer this either. The explanation the agent gave to keep the coverage is that “it is better to insure the majority of an EQ loss than not having the coverage at all.” Further he states, “ordinance coverage provides added protection for changes in *building codes* should a building or structure be damaged in an earthquake.”

7:15 p.m.

XII. New Business

1. 2024 Operating Budget

The 2024 operating budget has been prepared and reviewed by the treasurer and Finance Committee, with an increase in annual assessments of \$10 per year. The line increases were to insurance and maintenance salaries, decrease in the monthly reserve contribution, and addition of line items for campus monitoring, pool chemicals, fitness/rhythm instructor and yoga instructor.

2. Request for Guests at Association Events

An owner which is the president of Line Dance Club has requested that guests be permitted to attend Association events/functions.

3. Tree Trimming Proposal

Proposal from The Arbor Group in the amount of \$6,915.00 for the bi-annual trimming of all trees and palms throughout campus has been submitted. It includes 65 trees and 16 palms.

4. Fiore Request to File Liens

The following have not responded to correspondence from Fiore relating to their accounts, as such Fiore is requesting approval to file liens:

- a. 336-074-009
- b. 337-214-003
- c. 335-164-021-3
- d. 339-125-010-0
- e. 339-091-003

7:30 p.m.

XIII. Adjournment

NEXT MEETING: OCTOBER 24, 2023