



26850 Sun City Blvd. Sun City, California 92586-2948
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Board of Directors Open Session
Tuesday, October 24, 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 September 2023 Prepared by Avalon
 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.
- 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, September 26, 2023
- 7:05 p.m. XI. Unfinished Business**
1. 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.

2. 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.

7:15 p.m.

XII. New Business

1. Campus Solar Project
2. Gym Equipment Replacement
3. Purchase Lawn Bowl Roller
Proposal from Turf Technologies in the amount of \$10,150 to purchase a turf roller for use on the lawn bowls. This proposal is from December 2022 and has not been updated in cost.
4. Proposal NTH Drywall/Floor Repairs, Spa & East Room Floor Replacement
Proposal from Nu-Fit Construction & Renovations in the amount of \$12,800.00 to repair the drywall in North Town Hall storage room, kitchen, entryway, and restrooms and install flooring in same rooms; install carpet tile in the East Room (removed due to flooding from the rains); and install tile in spa area.
5. Fiore Request to File Complaint(s)
 - i. 335-262-023

7:30 p.m.

XIII. Adjournment

NEXT MEETING: NOVEMBER 14, 2023 (NO DECEMBER MEETING)