



26850 Sun City Blvd. Sun City, California 92586-2948
Website: www.SunCityCivic.com • Phone: (951) 679-2311 • Fax: (951) 672-9542

Board of Directors Open Session
Tuesday, August 22, 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 June 2023 Prepared by Avalon
 2. Financials Ending July 2023 Prepared by Avalon
- 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, June 27, 2023
 2. Minutes, August 2, 2023
- 7:05 p.m. XI. Unfinished Business**
1. Main Campus Solar Proposals
Proposals were presented to the Board of Directors and members in attendance at the August 2nd special meeting. SolarMax cost for 340 panels and 2 inverters is \$458,150 with tax credits (association does not qualify for these). Sunistics Group

cost for 328 optimizers/modules and 3 inverters is \$427,887 with a 30% direct pay refund in the amount of \$128,366.

7:15 p.m.

XII. New Business

1. Request for Meeting Location/New Club
The Senior Knitters and Crocheters of Menifee are seeking a location to meet on Mondays 11am to 4pm, no mention of forming club for the SCCA; they would like a meeting location only.
2. Proposal Replacement of HVAC Units
Proposal from KJ's Heating & Air in the amount of \$26,650 to replace the HVAC systems at Webb Hall (#9 & #5) and Ceramics (#20). One unit is left to be done to complete replacement for the entire campus with energy efficient systems.
3. Proposal Removal of Palm Trees
Discussion has been held for the past 2 years to remove the palm trees throughout campus due to the cost to trim them 2x per year due to the pods/hazard created. Arbor Group submitted the proposal last year and is still honoring the cost as we are getting ready to trim again. The cost is \$23,400 to remove 13 palms including stumps and \$20,800 to remove 13 palms with no stumps.
4. Inspector of Election (2024) Proposal
HOA Elections of California has submitted the proposal for the upcoming election for which the process needs to begin in September; cost is 26,652.20 plus the cost of returned ballots for voting (\$150 plus postage) to be determined.
5. Insurance Renewal Proposal
LaBarre/Oksnee Insurance has submitted the renewal proposal for the association's insurance property, liability, fidelity, directors & officers, workers compensation, and earthquake/flood; the cost is \$103,329.79. The difference from last year to this year is \$13,660.96 and "the earthquake carrier will not include building ordinance or law insurance due to the age of the construction." I have submitted an appeal to the carrier noting that an inspection was not conducted by the carrier and we have upgraded many electrical panels/wiring along with siding replacement etc. No response as of yet.
6. 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. 337-341-005
 - b. 335-262-023
 - c. 337-402-004
 - d. 336-101-003
 - e. 337-031-005
 - f. 337-021-015
 - g. 337-021-019
 - h. 339-132-006
 - i. 338-032-006
 - j. 338-031-003
 - k. 337-391-013
 - l. 337-162-011
7. Fiore Racobs & Powers Request to File Complaints
 - a. 337-332-021
 - b. 337-202-029
 - c. 335-092-025
 - d. 337-292-007
 - e. 339-101-030
 - f. 338-087-009
 - g. 339-112-011
 - h. 337-252-029
 - i. 339-101-008

7:30 p.m.

XIII. Adjournment

NEXT MEETING: SEPTEMBER 26, 2023