

RECREATION CENTERS OF SUN CITY, INC.
MINUTES REGULAR BOARD MEETING
December 16, 2010

PRESENT: Gene Westemeier, President; Jim Bishop, Vice President; Sue Painter, Secretary; and Board Members Vance Coleman, Phil Cook, Carey Shore, Tom Loegering and Diane Worth.

ABSENT: Craig Brown, Treasurer; Jim Wellman, RCSC Assistant General Manager, and John Snyder, RCSC Director of Golf and Grounds

ALSO PRESENT: Jan Ek, RCSC General Manager; Linda Menna, Executive Assistant to AGM; Tim Gallen, Communications Coordinator, Deanna Szentmiklosi, Executive Coordinator; Brian Duthu, Pro Shop Manager; and Sue Presta, Golf Administrative Assistant; 52 RCSC Cardholders and two members of the press.

President Westemeier called the meeting to order at 9:00am at the Sundial Auditorium.

- **Board Quorum:** Secretary Painter verified that a Board Quorum was present.
- **Minutes:** Secretary Painter moved that the Minutes of the November 18, 2010 Regular Board Meeting be approved as presented. The Motion was seconded and approved.
- **Treasurer's Report:** Sue Painter read the Treasurer's Report for Treasurer Brown who was unable to attend the meeting.
- **Installation of Board Candidates:** President Westemeier installed the four candidates elected to the Board commencing January 1, 2011: Cordell Angier, Dan Hill and Larry Klein, who will serve three year terms, and Carole Martinez, who will serve a one year term.
- **Management Reports:** Jan Ek, General Manager, presented her monthly Management Report. Jim Wellman, Assistant General Manager, and John Snyder, Director of Golf & Grounds, were not present. Their reports were not read, but were available in hard copy at the meeting; all Management Reports are also available on www.sunaz.com.
- **Committee Reports:** The Directors reported on committees as follows:

Bowling: Director Cook reported that the winter schedule is underway, that the great new lanes are in place and that new bowlers are needed. The next meeting is January 6, 2011 at 9:00am.

Clubs Organization (COC): Vice President Bishop reported that the Committee had a holiday potluck at their last meeting and that club coordinators are still needed. The next meeting is January 12, 2011 at 8:30am.

Elections: Chair Worth stated that with the installation of the new Board members, her report on elections had been completed.

Entertainment: Director Shore reported that the Entertainment Committee meets to review the last few performances. The next meeting has not yet been scheduled.

Finance, Budget & Audit: No report given as Treasurer Brown was absent. [No meeting scheduled at this time.]

Golf Advisory: Vice President Bishop reported that more Rangers are needed for the Volunteer Ranger program and it would be nice to see more women Rangers volunteering. The next meeting is January 20, 2011 at 8:30am.

Insurance: No report given as Treasurer Brown was absent. [No meeting scheduled at this time.]

Lawn Bowling: Secretary Painter reported that construction of the second phase at Fairway is progressing well which includes lawn bowl greens. Committee members met with representatives for artificial greens surface and RCSC management to discuss pros and cons of that type of service. Management will obtain bids for both natural and artificial turf and make a recommendation to the Board. The next meeting will be December 17, 2010 at 11am.

Long Range Planning: Director Loegering reported the committee has finalized the Table of Contents for a long range plan that will give the Board and Management continuity and the ability to develop strategic planning. The Table of Contents will be submitted to the Board for review. The next meeting is January 18, 2011 at 1:00pm.

Member/Communication: The Committee met Tuesday, December 14, and went through the RCSC website. They will present recommendations to the Board for updating and changing items on the website. The next meeting is January 11, 2011 at 1:00pm.

Properties: No report given. [Next meeting is January 25, 2011 at 9:00am.]

- **Board Resignation:** President Westemeier announced that Director Cook is resigning, effective December 31, 2010, for personal reasons, and thanked Phil for his service to the Board.
- **Board Comments:** President Westemeier discussed his year as President and thanked the Board for their cooperation. He further stated that the Board had worked well together and made some positive decisions for the community. Outgoing Directors Phil Cook, Sue Painter, Carey Shore and Diane Worth made closing statements, thanking Members for their support and describing what they gained from their service on the Board.
- **Member Comments:** Ben Roloff provided a presentation on sammyrides.com. This is a group of bicycle riders, over 70 years of age, who are embarking on a 2,400 mile bike ride. The ride will depart from Sun City, Arizona on March 2, 2010 and continue over a two-month period, ending up in Sun City Center, Florida on May 1, 2010, kicking off the Sun City Center, Florida 50th Anniversary Celebration. The ride is to generate both money for research and to increase public awareness of pediatric cancer. Sun City residents, who would like to share in a small part of the trip, are welcome to ride in Sun City when the group departs. Learn more about the trip at www.sammyrides.com.

- Members also made comments or had questions about the following issues: thanking the Board for their service; increase in assessments, contract with National Turf, Inc., revisions to Board Policy 28 (per person v per property assessments) and the appointment of a Board member to replace Phil Cook.

• **MOTIONS:**

- **Motion #1 - 401(k) Contribution.** Director Shore moved that a corporate match be approved for the first \$500 contributed in the year 2011 to the 401(k) plan by each qualified plan participant. Seconded by Director Coleman, the Motion was unanimously approved.

- **Motion #2 - Approval of 2011 Budget.** Director Coleman moved that the 2011 Operating and Capital Budget be approved as follows:

Total Income	\$17,704,897
Cost of Goods Sold	\$ 666,576
Wages	\$ 4,631,744
Payroll Taxes & Benefits	\$ 1,071,854
Repair & Maintenance	\$ 6,079,443
Utilities	\$ 2,504,728
Operating Expenses	\$ 982,956
Taxes, Insurance, Other Expenses	\$ 503,596
Capital Projects & Equipment	\$ 2,014,000

He further moved that \$750,000 of the insurance proceeds from the Sundial roof settlement be allocated for 2011 capital expenditures. Seconded by Director Cook, the Motion was unanimously approved.

- **Motion #3 - 2011 Property Assessments.** Director Loegering moved that the annual property assessments be increased to \$432 per year on the per property assessment basis and to \$216 per year on the per person assessment basis, effective February 1, 2011. He further moved that the yearly Privilege Card cost be increased to \$216, also effective February 1, 2011. Seconded by Director Shore, the Motion was approved with Director Worth opposed.
- **Motion #4 - Golf Maintenance Contract.** Director Coleman moved that, upon prior approval by a majority of the Board, golf course maintenance be contracted to National Turf, Inc. effective January 1, 2011. Seconded by Secretary Painter, the Motion was approved with Director Worth opposed.
- **Motion #5 - BP10 Code of Conduct & RCSC Rules & Regulations.** Vice President Bishop moved that Board Policy Resolution No. 10 titled CODE OF CONDUCT & RCSC RULES & REGULATIONS, paragraph number 2 under Swimming Pool Safety, be amended to read: Running, horseplay, or diving in shallow areas of a pool or in designated “no diving” areas are not permitted. He further moved that all references in Board Policy No. 10 to Director of Golf be amended to read Pro Shop Manager. All other provisions of Board Policy Resolution No. 10 shall remain unchanged. Seconded by Director Shore, the Motion was unanimously approved.
- **Motion #6 - BP20 Sun City Foundation.** Secretary Painter moved that Board Policy Resolution No. 20 titled Sun City Foundation, as amended, be approved, and replaces

Board Policy Resolution No. 20, titled the same. All other provisions of Board Policy Resolution No. 20 remain unchanged. Seconded by Director Coleman, the Motion was unanimously approved.

- **Motion #7 - BP22 Refunds.** Director Worth moved that Board Policy Resolution No. 22 titled Refunds, as amended, be approved in its entirety. All other provisions of Board Policy Resolution No. 22 remain unchanged. Seconded by Vice President Bishop, the Motion was unanimously approved.
- **Motion #8 - BP31 Risk Management Policy.** Director Shore moved that Board Policy Resolution No. 31 titled Risk Management, as presented, be approved and replaces previous Board Policy Resolution No. 31 titled Executive Coordinator. Seconded by Director Cook, the Motion was unanimously approved.
- **Motion #9 - BP32 General Manager.** Director Loegering moved that the last paragraph of Board Policy No. 32 titled General Manager be amended removing reference to Director of Golf & Grounds for the reason that the position will be eliminated. Seconded by Vice President Bishop, the Motion was unanimously approved.
- **Motion #10 - BP17 Golf.** Vice President Bishop moved that Board Policy Resolution No. 17 titled GOLF, be amended changing all references from Golf Marshal(s) to Golf Ranger(s) reflecting the title now being used for the Volunteer Ranger Program. He further moved that all references in Board Policy Resolution No. 17 to Director of Golf be amended to read Pro Shop Manager for the reason that the Director of Golf position will be eliminated. All other provisions of Board Policy Resolution No. 17 remain unchanged. Seconded by Director Cook, the Motion was unanimously approved.

- **Adjournment:** The Meeting adjourned at 10:10am.

- **Next Meeting:** The Annual Member Meeting is January 27, 2011 at 9:00am in the Sundial Auditorium. Jan Ek, General Manager, will provide a presentation of the 2011 Budget at that time. The Regular Board Meeting will follow immediately after. In January, because of the New Year holiday, there will be only one Board/Member Exchange, with agenda, which is scheduled on January 17, 2011 at 9:00am, in Social Hall #3, at Lakeview Center.

Respectfully submitted,

Sue Painter, Secretary