

**RECREATION CENTERS OF SUN CITY, INC.
BOARD MEETING MINUTES**

February 23, 2023

At the Board meeting called to order by President Fimmel at 9:00am on February 23, 2023 at Sundial Auditorium, the following took place:

PRESENT: Kat Fimmel, President; Karen McAdam, Vice President; John Fast, Treasurer; Jean Totten, Secretary; and Directors John Nowakowski, Dale Lehrer, Denny Nichols, Allen Lenefsky, Steve Collins

ALSO PRESENT: Bill Cook, General Manager; Brian Duthu, Director of Golf and Grounds; Michael Wiprud, Director of Buildings & Infrastructure; Kevin McCurdy, Controller; Polly Corsino, SCVC & Marketing Manager; Joelyn Higgins, Communication & RCSC Marketing Coordinator; Marcia Johnson, Corporate Executive Coordinator; Theresa Cirino, Director of Events & Entertainment; Allen Kleinhans & Carla Young Audio/Video Engineers; Tracy Bussabarger, Timekeeper; 115 RCSC Members and 0 member(s) of the press

Pledge of Allegiance: Everyone stood for the Pledge of Allegiance.

President Comments: President Fimmel explained the process for a Board meeting and how the Board conducts business. She introduced the Board and staff members present.

Board Quorum: Secretary Totten verified that a Board quorum was present.

Minutes: With no questions noted, the Minutes of the January 26, 2023 Board Meeting were approved as presented.

Treasurers Report: With no questions on the Treasurers Report, the Treasurers Report was filed for audit.

Management Report: General Manager Bill Cook presented the Management Report. With questions answered, the Management Report has been accepted as presented.

Committee Reports: Director Collins gave a report on the Golf Advisory Committee and Treasurer Fast gave reports on the Long-Range Planning Committee as well as the Finance & Budget Committee.

Recreation Center Update Report: General Manager Cook presented his Center Update Report to the members.

Consent Calendar Items: None

• **New Business:**

1. ***Treasurer Fast*** – I move that the 2023 budget detail approved by the Board be posted in its entirety on the RCSC website within 10 days of the passing of this motion; seconded by Secretary Totten. After comments by the members and the directors, the motion passes unanimously.
2. ***Treasurer Fast*** – I move that the unallocated carry forward from prior years be shown as a separate line item of cash on the RCSC balance sheet, seconded by Vice President McAdam. Director of Finance, Kevin McCurdy commented that adding this line item does not follow Generally Accepted Accounting Principles (GAAP) which would violate Board Policy 12, Section 5. After comments by the members and the directors and prior to vote, a motion to amend was made by Treasurer Fast to strike “as a separate line item of cash” and replace it with “as a foot note on the RCSC Balance Sheet”. Seconded by Director Lenefsky, vote was taken, and the amendment passes unanimously. Vote was then taken on the amended motion which passes unanimously.
3. ***Treasurer Fast*** – I move that one or more plans for using the carry forward be presented to the Finance & Budget Committee for review and recommendation by September 2023. These plans should include the results of the committee’s current work, if approved by the Board, on reserve policies, seconded by Director Collins. After comments by the members and the directors, and prior to the vote, a motion was made by Treasurer Fast to amend the motion by inserting the words “presented by management” after “I move that one or more plans for using the carry forward be” seconded by Vice President McAdam, which passes 8 – 1 with Director Lehrer opposed. Another motion was made by Director Lehrer to amend the amended motion by striking the words “one or more plans” and replacing them with the word “guidelines”. Seconded by Director Lenefsky, the motion to amend fails 2-7 with Director Lehrer and Director Lenefsky in favor. Vote was taken on the amended motion which reads “I move that one or more plans for using the carry forward be presented by management to the Finance & Budget Committee for review and recommendation by September 2023. These plans should include the results of the committee’s current work, if approved by the Board, on reserve policies. The amended motion passes 7-2 with Director Lehrer and Director Lenefsky opposed.
4. ***Treasurer Fast*** – I move, upon completion of the 2021 audit, the RCSC Board officers have a private phone call with the auditors, so the auditors have the opportunity to present any significant issues to the Board. Vice President McAdam seconded the motion. Comments were made by members and General Manager Cook added that he supports this motion 100%. He thought that our auditors did talk to the President and Vice President. They come to the General Manager to talk about controls or issues that they may see. I believe that Director of Finance Kevin McCurdy has set up a meeting for this Friday, so I don’t know that we need to have this motion, but we do support it.

Prior to the vote, a motion was made by Treasurer Fast to amend the motion by striking the words “a private phone call” and replacing them with “communication”. The vote was taken, and the amendment passed unanimously. Vote was then taken on the amended motion which passes unanimously.

General Manager Cook asked President Fimmel since this is the first reading does this mean we cannot hold this call with the auditors, or should we waive the second reading so that we can move forward with this call? Motion was made by Treasurer Fast to waive the second reading. Seconded by Vice President McAdam, motion to waive passes 6-3 with Director Collins, Director Nowakowski and Secretary Totten opposed.

5. **Treasurer Fast** – In accordance with RCSC Articles of Incorporation, Article VIII, Section 1, I move that the RCSC Board elect an assistant Treasurer at the next regularly scheduled Board meeting. Treasurer Fast moved to withdraw this motion.

6. **Treasurer Fast** – I move that all work on the Mt. View project option 2 and building pickleball courts at Lakeview be suspended until a committee of representatives from all interested groups can be appointed to address strategic issues and alternatives. The work of this committee will be presented for member review and comment at the September 2023 Board meeting along with all data gathered by the committee; seconded by Vice President McAdam. After comments from the members, discussion was opened up for the directors. Director Collins stated, “I was told when the construction of Mt. View started, the pool will not remain open. Is that true?”

General Manager Cook responded, “Yes, that is true and the reason behind that is one from a cost perspective. It would be cheaper to close the entire center down. Second, we could complete the project quicker, and third, if we attempted to keep any of the sections open not knowing what the construction site would look like - would we want people driving into the parking lot when we have construction going on?”

Director Collins also asked if we would have drawings of Mt. View by September 2023.

General Manager Cook replied that we are working on schematics and referred the question to Director of Buildings and Infrastructure, Mike Wiprud. Mike explained that we are in schematic design and there is a list of deliverables including 3D modeling and communicating with the county. The management report stated that we are 50% done and that is from a billing standpoint, but we are really closer to 75% done. Then we go into design development and that is where we start cranking out the drawings per our schedule. We will have drawings far enough along to hand to the contractor in May of this year so they can do what we call a preliminary guarantee maximum price estimate. That will be a good benchmark for us to see if we are on track with this project meaning phase 1 and phase 2. We have given the contractor a target of \$23 million dollars to hit although we know there is extra so it could be around \$27 million dollars. In May, it will give us an idea if we are on target or not, and if not, it would be fair to say we could stop the project or if its way over, cut back on the scope but if we are on track, we keep moving forward.

Director Collins asked if we allow CCBG to continue designing, and we form a committee and ask them what they want, would this affect anything at Mt. View, if it were done by September?

Mike Wiprud replied, “That is not what the motion says, but if we are allowed to keep moving, then we will keep moving.”

Director Collins stated, “I am in favor of this motion for one reason because if it passes today, it won’t happen today. At the next meeting I would like to see the other 20,000 people come to this meeting and tell us what they really want.

Director Lenefsky said, “I voted for this project in the past because I think it is good for Sun City, and that is all I have to say.”

Director Nowakowski said, “ I have mixed emotions on this and have a difficult time accepting that a group of people can turn around and come up with a conclusion that will say, I win, and you lose before the users. When you look at the number of people affected by this, there are maybe 15 total, and they will make a determination on how to proceed. It would be physically impossible for those 15 users to be agreeable. What will happen to the facility? What we are doing is probably throwing another year into the project. We have some vendors under contract already and they are not going to sit around and wait for us to make up our minds on how we proceed. Unless we want to pay them to sit tight for the next six months and not do anything they will move on.”

Director Lehrer said, “Early on, it had been said that there was no credible data used to determine the plan for Mt. View. The Long-Range Planning (LRP) Committee spent one entire year planning and discussing the Mt. View project in 2019. We had two town hall meetings to get information from the community on what they wanted at the center. In those town hall meetings, that were very well attended, the resort style pool was brought up numerous times, and they wanted a theatre. Then we formed an Ad Hoc Committee, and everything on the list, except for the rock-climbing wall was accepted. It was presented to the RCSC Board of Directors at the May, 2021 meeting where the architect was in attendance. In May of 2021 members came up and discussed the concerns with regards to the handicapped parking and the distance from the entrances. I was not at that meeting but watched it and called with my concerns. Safety and security and access control were not a primary function of the architectural design, which was a huge mistake. The plan was amended and presented to the Board in May where it was approved, and the motion was passed.

“In 2022, we had new Board members, and they wanted a 90-day moratorium where we had lots of discussion. Now in 2023 we have new Board members and here we go again. I am appalled at the hubris of some of the new Board members that discard the time that not only the members, but the Board members spent on this project. The biggest reason for the change from option 1 to option 2 was the safety and security of the site. The LRP committee spent over a year studying

safety and security and made a presentation to the Board of which the number one topic discussed was access control.

The only item not approved that was presented by the LRP committee was a rock-climbing wall. Some of the directors went to multiple sites and looked at rock climbing walls and checked in with our insurance provider who said it probably was not a good fit for our population. The Mt. View center will have a resort style pool, a real theatre, a sports pool, a multipurpose room, and will have a fitness center. Phase 3 contains pickleball, lawn bowling and mini golf.

Vice President McAdam said, “I will keep my comments brief but would be happy to talk with anyone at length what I am about to speak on. The process leading to where we are was flawed. The conversation we are having now, many of us wish would have happened last year. This is an important conversation that we need to have. We all believe we need a performing arts center and could do better than building one in the middle of a sports center on the south side of town. My vision for you is to have a performing arts center on the lakefront property at Lakeview. I don’t believe there is a single other senior center in the United States that has an indoor gym and I actually checked. The Villages in Florida have twice our rooftops and population and they do not have an indoor gym. I asked for data on the multipurpose rooms that we have, and it would be a shame to spend money building our 15th multipurpose room when we have other things crying for attention, one of which is pickleball. What I envision for Mt. View is strictly a sports facility that keeps the current pickleball, that keeps the current lawn bowl and puts in 3 pools. A sports pool, a resort style pool and a two-lane pool as well as an outdoor spa and instead of an indoor gym, we would build indoor pickleball courts. There is space to do this if we build the performing arts center at Lakeview. We would have a beautiful sports center and a beautiful performing arts center.

President Fimmel said, “I want to make sure there is no misunderstanding. We have two centers that have not been renovated, and that is Mt. View and Lakeview. We have \$24 million dollars available for construction. If the performing arts center did not have to compete with a sports complex, that would benefit the performing arts center. The money is tied to construction. For example, it's clear today that we need a PAC in this community; it's good for today's members and for future members. The performing arts center is job number 1, and that is where this money will go. By following the plan to put the performing arts center at Lakeview, it allows us to simultaneously do some renovations at Mt. View. From a fiduciary perspective, we need to be careful that we are doing the right things for the right reasons. There is money today. We can build a PAC and do other things as well. We have lawn bowling and pickleball at Mt. View, and there would be no financial benefit to destroy them. We can create Mt. View to be a sports complex, and at the same time, get a PAC at Lakeview. We have to do what's best for the people today and what's best to keep our community sound for the future. This motion is about taking a few minutes to look at that type of perspective, so we do what's best for all involved. This is not a kick the can down the road but a chance to take a look and do what is right for all our members.

Secretary Totten added, “She echoed a lot of what President Fimmel stated especially the fiduciary responsibility. We are not here to keep RCSC from spending money but to ensure that it is spent wisely and for all members. When those buying here and moving in took ownership, the concept of self-governance was included in that price. We aren’t control freaks; we agree we need the performance art center. We have received information in the past that I questioned. Back in 2021, the Board met and twice the motion was postponed with the motion passing the second meeting in June 2021. There was discussion over Phase III. I’ve never seen Phase III. I suggested a long time ago using Lakeview and lease a place for staff while Lakeview was reconstructed. I’ve been told often that PIF dollars are just placeholders; they can be changed. When we see that there are two centers that need work, why can’t we think outside the box and try to do the best with that amount of money for both? I would like to see all the membership know about this, it doesn’t appear that all the members know what is going on, and I feel all those people need a chance to be heard.”

Director Collins said, “Phase 2 of Mt. View destroys pickleball and lawn bowling being rebuilt later at Mt. View at a cost of \$10 million dollars. By removing the performing arts center out of there, and not having to tear down pickleball and lawn bowling, it leaves us \$10 million dollars to do what we need to do.

After all comments were made, vote was taken, and the motion passes 7 to 2 with Director Lehrer and Director Lenefsky opposed.

Announcements:

Director Collins announced that on March 17th there will be a car show at 99th & Greenway. Anyone can enter their vehicle or go see the cars for free between the hours of 3:00pm to 5:30pm.

Next Meeting: President Fimmel reported that the next meeting will be The Exchange on Monday, March 13, 2023 at 9:00am in the Sundial Auditorium. She also noted that the next Regular Board Meeting is Thursday March 30, 2023 at 9:00am in the Sundial Auditorium.

Adjournment: President Fimmel stated that with no further business, the meeting will be adjourned. The meeting was adjourned at 12:25pm.

Respectfully submitted,

Jean Totten, Secretary