

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee
October 1, 2024

Chair Preston Kise called the meeting to order at 8:30am in the Lakeview Center Board Room.

Present: Chair Preston Kise, Co-Chair Tom Foster and Committee Members Candy Ruggiero, Dennis Stokely, Cheri Marchio, Russ Toman, Steve Oaks, Susan Bjork, Linda Evenson

Guests: General Manager Matthew D'Luzansky, Support/Finance Sr. Leader Kevin McCurdy, Vice President Karen McAdam, Cardholders Patricia Cramer, Cheri Sargent, Rochelle Fimmel

Review/Amend Prior Meeting Summary: The Meeting Summary of September 17, 2024 was amended. Paragraph two under the (PIF) 10-Year Spreadsheet section was amended as follows:

- Both versions had the Quail Run Golf Course, Mountainview Center and Performing Arts Center (PAC) and the Best Friends Dog Club projects in the near term with no timeline or cost alterations allowed because these projects have previous RCSC Board of Directors approval prior to Board Policy 16 (BP-16) revision. The purchase of the Thunderbird property, even though negotiations have stopped, was put in as a "0" expense item to stay as a placeholder for possible future consideration.

The September 17, 2024 Meeting Summary was accepted as amended.

Action Items:

- Chair Kise will forward the Long-Range Planning (LRP) Committee Town Hall presentation to the Finance, Budget & Audit Committee Chair (Karen McAdam).
- LRP Committee members will reflect on the 2024 accomplishments of the committee to be summarized in a committee report to be presented at a Board of Directors Meeting before year end.
- General Manager D'Luzansky will present an update to the LRP Sub Committees recommendations based on various survey results given at the March 2024 LRP meeting. Some of those recommendations have already been put in motion.

Candy Ruggiero will email a copy of the Survey Sub Committee's recommendations to General Manager D'Luzansky for his reference.

- LRP Business Case Form Sub Committee will meet with General Manager D'Luzansky to refine the format of the form.
- A Business Case Form will be completed and sent to the LRP Committee for review and recommendations for the Willow Bop Golf project.
- An agenda item for the next meeting on October 15th should be added to start discussion on the LRP Committee's goals for 2025.

Old Business:

Business Case Form: The Business Case Form format continues to be a work in process. General Manager D'Luzansky commented that RCSC Management will play a significant role in the preparation of these forms. The LRP Sub Committee members Cheri Marchio, Steve Oaks, Russ Toman and Susan Bjork will meet with General Manager D'Luzansky to refine the format of the form.

A question was made as to how the Willow Bop Golf project got put into a Preservation and Improvement Fee (PIF) item. General Manager D'Luzansky commented it was discussed by the 5-Year Team and they agreed to put it into the PIF. There was no recollection of that by LRP representatives of the 5-Year Team. It was also suggested to move that line item into the 2026 PIF rather than out 5 years. Motion was made by Cheri Marchio, seconded by Linda Everson and voted unanimously that the Willow Bop Golf project should be submitted on a Business Case Form for LRP Committee review and recommendation. General Manager D'Luzansky will assign one of his team to complete the form.

PIF 10-Year Spreadsheet: Discussion continued regarding timelines of the PIF projects and the format to be used to present to the Board of Directors and also to members at the upcoming Town Halls. Question was raised as to why the 4 previously approved (by the Board) projects could not be reviewed by the LRP Committee. Explanation was given that it would require very strong justification for changing the scope and dollar expenditures already approved and in motion.

Minor changes in wording of a couple of the titles on the PIF line items were recommended and made. Bell Spa was renamed as Bell Spa Repairs as that will be the first step in making the area safe from collapsing walls and mold. Discussion was held on whether the spa project should be under the Capital Expenditures Budget or PIF. It was decided the spa project may meet the criteria of a PIF Project because the space will be re purposed, not repaired. However, the purpose of that space is still to be determined and, if the project meets PIF restrictions, will need to go through the Business Case Form process for LRP Committee review.

Change in the wording for ADT Security was suggested to read just Security as it is yet to be determined what vendor will do the security system enhancements.

Town Hall Meeting Presentations: RCSC Board Vice President Karen McAdam, present at the committee meeting, clarified that the focus of the October Town Hall meetings, hosted by the Finance, Budget & Audit Committee was to present the 2025 Budget. After some discussion, it was agreed that Chair Kise would forward the presentation drafted by the LRP Committee on the PIF Budget to the Finance, Budget & Audit Committee for further consideration. It will be determined whether or not the LRP Committee will present the PIF Budget at those Town Halls. The possibility of LRP hosting their own Town Halls (January 2025?) would be more appropriate.

If deemed to be appropriate at the upcoming Town Halls, a suggestion was made to simplify the presentation slide of the PIF projects to simply a list projects and a total annual projected dollar amount expenditure. Keep the detailed spreadsheet in reserve if questions come up from the membership.

Error & Omissions (E&O) Insurance Coverage: An LRP Committee member voiced concern about committee members not being covered by the RCSC E&O Insurance Coverage for personal liability. Chair Kise pointed out that the committee members are not employees of RCSC and make recommendations to the Board not approvals. Therefore, would not be liable in any legal dispute.

Update on action Items from the last meeting:

Board Policy 16 “the process” – Passed the second reading at the September Board Meeting and it is approved.

Sub Committee Monthly Reports:

Goal #1 – 5-Year Plan (Tom Foster, Linda Evenson, Norm Dickson)

Will be drafting their planned presentation for the Town Hall meetings scheduled in October.

Goal #2 – LRP / ASU Analysis for Recommendations (Cheri Marchio, Russ Toman, Steve Oaks, Candy Ruggiero)

A 6 month follow up discussion was brought up on the suggestions made to Management coming out of the LRP / ASU Analysis. It was reported there was already some progress made from those recommendations (i.e., walking paths at selected Golf Courses and a staff position for a Fitness Coordinator). The Committee asked to see a more detailed update. General Manager D’Luzansky asked for a copy of the recommendations presented at the March 2024 LRP Committee meeting. Candy Ruggiero will email that document to General Manager D’Luzansky for his reference.

Goal #3 – Create Process and Reporting for Trend Analysis (Dennis Stokely, Tom Foster)

No update.

Goal #4 – Create Implementation Plan for Communication with Management and Board (Norm Dickson, Cheri Marchio) No update.

Goal #5 – Draft Plan for 5-10 Year Capital Projects and PIF (Linda Evenson, Russ Toman, Tom Foster, Dennis Stokely) Draft presented, amended and approved for presentation to the Board.

New Business:

Accomplishments from 2024: Committee members were asked to consider and discuss at the next meeting the accomplishments of the committee in 2024. A Committee Report will be drafted for presentation by the Chair at a Board meeting by the end of this year.

It was suggested that these accomplishments also be communicated to RCSC members via the January edition of the Sun City Update which showcases 2024 events and accomplishments. Also, they should be put on the RCSC website and possible future podcasts that are being considered for the near future.

Goals for 2025: Discussion should start at the next meeting of what LRP would like to accomplish in 2025. This should be determined before the end of the year, so the committee has a focus on their goals starting in January.

Guest Comments / Questions: The Best Friends Dog Club was represented at the meeting and gave an update on the club and plans for their future facility that is already in the PIF budget. They were grateful to have the auditorium at the Mountain View Center for the hot summer months. But that facility is not available to them now as the Players Club will be starting to use the Auditorium for their future events.

Adjournment: The meeting adjourned at 11:00am.

Next Meeting: October 15, 2024 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary