

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee
November 19, 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, Cheri Marchio, Russ Toman, Steve Oaks, Susan Bjork, Linda Evenson, Bill Loslo, Norm Dickson

RCSC Staff: General Manager Matthew D'Luzansky

Guests: RCSC Board Secretary Connie Richtmyre, RCSC Board Director Chris Nettesheim, Cardholders Patricia Cramer, Linda McIntyre

Review/Amend Prior Meeting Summary: The Meeting Summary of November 5, 2024 was accepted as presented.

Action Items:

- Steve Oakes will send out an email of the recommendations to the Board he is drafting. He asked that each committee member make their suggested wording in different colors so the changes could be more easily identified.
- Secretary, Candy Ruggiero will send out a second version draft outlining 2024 accomplishments of the LRP Committee. She also asked that suggested wording changes be made in different colors by each member. A final version will be compiled and sent out ahead of the December 3rd LRP Committee Meeting. A final approval will have to be voted on at that meeting so the letter can be read by Chair Kise at the December Board Meeting and also meet the submission deadline of December 9th for the Annual Sun City Update.
- Cheri Marchio will email an electronic version of the Riverview Maintenance Building Business Case Form to the committee for further review and comment.
- The Business Case Form Sub Committee will attempt to meet with GM D'Luzansky to come to an agreement of using the LRP version of the Business Case Form.
- Co-Chair Foster will arrange to meet with GM D'Luzansky to get further details on the GM's ideas for the four ASU Survey points: Walking paths, scope of the new hire to address Fitness Coordination, social gathering areas, and upscale dining facility.

Riverview Maintenance Building Field Trip:

Members of the LRP Committee joined Area Golf Superintendent Chuck Hyppa on a tour of the Riverview Maintenance Building site scheduled for replacement and the recently done Lakes Maintenance Building proposed as a model for the Riverview Maintenance Building project.

All the LRP Committee members who visited the two sites agreed it was very informative and a good opportunity to further analyze the proposed Riverview project.

A concern discussed was why the site was allowed to deteriorate to such a degree. Were there Work Orders put in by the Properties Committee Inspector? GM D'Luzansky commented that some of the work was being postponed due to the near start of the renovation project. The question was asked about the safety issues involved.

Old Business:

Trend Analysis (Goal #3) update: Steve Oakes presented an update to the proposed approach to data gathering, analysis and its usefulness to the committee. There was discussion regarding the usefulness of digging so deep into the numbers collecting usage and per person cost. Lawn Bowling and Pickleball were used as examples.

The comment was raised again on how the numbers would be adjusted based on the fact that approximately half of the residents were here for only half of the time. Steve confirmed that those statistics would be factored in. It was agreed that peak facility usage is from November till April

Another comment posed was that we should not be totally focused on “cost”, but on how to get people out and using the facilities.

Business Case Form – Riverview Maintenance Building:

Sub Committee member, Cheri Marchio, invested a considerable amount of time (over 15 hours) transferring information from the Business Case form used by Mike Wiprud and submitted to the committee by GM D'Luzansky. Cheri noted that although it was a time-consuming exercise, she was able to confirm that the data presented did transfer to the LRP version of the Business Case Form which the committee is recommending using. Other significant data was added to the form to add more informative information.

More information is needed to be able to make a recommendation to the Board:

- The size of the building needs to be justified. It appears that a “cookie cutter” model of the Lakes Maintenance Building may not be the right approach.
- Are there other construction alternatives for the building?
- Other uses for the facility (storage of non-golf items) need to be identified.
- Should other Stakeholders be consulted (i.e. the Golf Advisory Committee and possibly the Properties Committee).

This type of additional detail would assist the LRP Committee in its proposal to the Board and give the Board the much-needed information for them to make a rational and fiduciary based decision.

The Sub Committee will attempt to meet with GM D'Luzansky to come to agreement on using the LRP version of the form.

Update on action Items from the last meeting:

Review of 2024 Goals and Accomplishments:

Secretary, Candy Ruggiero sent a draft to the committee for suggested wording.

More clarification of the wording is needed. In order for the letter to be given to management by the December 9th deadline so it can be included in the Annual Sun City Update. A final version of the letter will need to be voted on at the December 3rd LRP Committee Meeting. Candy will send a second version of the letter out to the committee for final review and comments. After compiling those changes, Candy will send out the final version ahead of the next meeting,

Goal #1 – PIF and Business Case Form development – process and review.

Sub Committee members will arrange a meeting with GM D’Luzansky to incorporate the Business Case Form with the form presented by management using the Riverview Golf Maintenance Building project as an example.

The process and tracking of the Business Case Forms by the LRP Committee is being developed. GM D’Luzansky announced at the last meeting (November 5th) that a part time person was hired and started this week as a “process developer” who may be able to assist in building the business case process.

Goal #2 –Analysis and Recommendations from survey data gathered from multiple sources of member input

Additional input from Management as to what their thoughts were on the four ASU Survey items has been requested. Co-Chair Foster will meet with GM D’Luzansky to discuss this further.

Goal #3 – Create Process and Reporting for Trend Analysis

As detailed above.

Goal #4 – Create Implementation Plan for Communication with Management and Board

This will be incorporated into the 2025 goal to identify the scope and stakeholders.

Goal #5 – 10-20 Year Preservation & Improvement Fee (PIF) and Capital Improvement Fee (CIF) Forecast – Annual review by the LRP Committee with appropriate recommendations to the RCSC Board. Review of the (CIF) items that have a large projected expenditure.

New Business:

2025 LRP Committee Goals:

- **Goal #1 – PIF and Business Case Form development – process and review.** Continuation of the 2024 goal.
- **Goal #2 –Gather and Analyze Data**
- **Goal #3 – Process and Report Data Trends** Goal #2 is where the data is gathered from. Goal #3 will be how do we use/implement that data.
- **Goal #4 – Create Implementation Plan for Communication with Management and Board** – better identify what it is. How do we communicate and educate RCSC Members on important issues. How does LRP collaborate with other Committees i.e., Outreach and Communications Committee, Technology Committee, the corporate Marketing Team).

- **Goal #5 – 10-20 Year PIF and CIF Forecast** – is an ongoing goal that impacts the entire LRP Committee.

Chair Kise asked members to identify which Goal Sub Committee they would like to be assigned to.

Master Plan:

Several years ago, the need for an RCSC Master Plan was proposed, limited ideas/data was gathered. The current 5-Year Plan Sub Committee again made a proposal, but no action was taken.

A recommendation to develop a Master Plan for all of Sun City is being drafted to recommend to the Board.

Lakeview PIF Funding:

Chair Kise polled the committee on their thoughts of moving the \$1M forecasted in 2028 for the Lakeview Center Remodel Project to be moved into the 2025 Forecast. There would be no significant impact to the 2025 Budget. The funding could be used to build a Master Plan for the project. Chair Kise informed the committee that this item may be recommended at the November Board Meeting.

Adjournment: The meeting adjourned at 10:35am.

Next Meeting: December 03, 2024 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary