

**RECREATION CENTER OF SUN CITY, INC.**  
**Long Range Planning Committee (LRP)**  
**March 18, 2025**

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

**Present:** Chair Jim Rough, Co-Chair Connie Jo Richtmyre (remotely) and Committee Members Candy Ruggiero, Russ Toman, Susan Bjork, Linda Evenson, Dennis Stokely, Dennis Christ, Mark Crashell, Kelly Martinez

**RCSC Staff:** General Manager Matthew D'Luzansky

**Guests:** President Tom Foster, Vice President Chris Nettesheim, Directors Rick Gray, Preston Kise

**Review/Amend Prior Meeting Summary:** The Meeting Summary of March 4, 2025 was accepted as presented.

**Action Items:**

- Master Plan vetting of potential consultants: Sub Committee will continue calling consultant candidates and use the scorecard that was created to rank them.
- Consultant TriARC is scheduled to do a membership presentation March 18<sup>th</sup> at 5pm in the Sun Dial Auditorium.
- Sub Committee volunteers and 2025 goals are assigned. (See notes below)
- BCF for the South Golf Course (2025-03BCF0001) will be returned to the initiator to secure additional bids for the project. (See notes below.)

**New Business:** None

**Old Business:**

**Golf Advisory Committee – LRP Recommendation:**

LRP Committee members Linda Evenson and Russ Toman presented a recommendation from the LRP Committee that the Golf Advisory Committee (GAC) develop a plan to achieve a positive net income for Operating Expenses and Capital Expenditure Expenses.

The GAC was “not unhappy” with the request. A budgetary issue surfaced that management was not keeping up with scheduled maintenance thus deteriorating the conditions of the golf course bleeding into the more expensive PIF expenditure criteria.

The GAC was challenged to find ways to generate more revenue without increasing member fees. Although past conversations have noted that adding more Tournaments decreased tee times for members, some kind of a compromise should be considered.

### **Master Plan:**

Week 1 (03/04/2025): Scope of Work Finalized - **COMPLETED**

Week 2 (03/11/2025): Questions/Scorecard developed for consultant phone conversations.  
**COMPLETED**

Week 3 – 4 (03/18/2025): Call Consultant List

Week 5 – 7 (04/01/2025): Send Request for Information (RFI) to selected consultant candidates subject to phone conversations.

Week 8 – 10 (04/22/2025): Review consultant proposals and score.

Week 11- 12 (05/06/2025): Select 3 potential consultants and make recommendations to the Board.

Two responses have been received so far and have fallen within the guidelines. More calls are scheduled to be made.

### **Sub Committee Reports:**

**Survey Sub Committee:** No new update.

**Trend Analysis:** Dennis Stokely reported that inside measurements of the Clubs have been completed. A request of the last 2 years rosters of each Club has been submitted. An average membership will be used. Analysis of club attendance records in dedicated space will be calculated based on club open hours.

Fitness Center usage will be calculated based on member usage per hour.

Outdoor club measurements have also been completed. Waiting for expense numbers from management.

**Business Case Form (BCF) Sub Committee:** South Golf Course BCF indicated no additional bids were requested. LRP Committee agreed to send the BCF back to the initiator with the request for obtaining additional competitive bids. Also, request and comparison of cost to upgrade turf and water irrigation vs a complete overhaul of the course.

Information from this project could serve as a guideline for other similar work needed on other golf courses. A comparison of the “today” cost to upgrade the courses as well as an estimate of “future” cost for maintenance should be considered.

### **2025 LRP Committee Goals and Sub Committee Assignments:**

- **Goal #1 – Master Plan**
  - **Sub Committee Members:** Susan Bjork, Kelly Martinez, Steve Oaks, Gary Osier
- **Goal #2 – Gather, Analyze and Report Data Trends**

- **Sub Committee Members:** Dennis Stockley, Gary Osier
- **Goal #3 – Create Implementation Plan for Communication with Management and Board** – It was suggested that LRP Committee reach out to the Outreach and Communications Committee to coordinate efforts on this goal or, if more appropriate, turn the goal over to them altogether. This was tabled till the next meeting when Steve Oaks returns.
  - **Sub Committee Members:** to be determined
- **Goal #4 – The 5-Year Team (CIF forecast) and 10-20 (PIF Forecast) and Business Case Form (BCF) Process and Review**
  - **5-Year Plan Team Sub Committee Members:** Linda Evenson, Russ Toman, Norm Dickson. Dennis Stokely will also represent the Clubs Organization Committee (COC)
  - **BCF (Business Case Form) Sub Committee:** Susan Bjork, Candy Ruggiero
- **Goal #5 - Remodeling of the Mountainview Recreation Center**
  - **Sub Committee:** to be determined
- **Goal #6 - Demographics of Current and Future RCSC Membership**
  - **Survey Sub Committee:** Kelly Martinez, Mark Crashell, Candy Ruggiero

**LRP Committee Meetings During the Summer Months:** A decision will be made during the May LRP Committee Meeting.

**Adjourn:** Meeting was adjourned at 10:15 am

**Next Meeting:** April 01, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary