

**RECREATION CENTERS OF SUN CITY, INC.  
FINANCE, BUDGET & AUDIT COMMITTEE MEETING SUMMARY**

**June 19, 2024**

Chair Karen McAdam called the meeting to order at 1:00pm in the Lakeview Board Room.

**Present:** Chair McAdam, Co-Chair Tom Foster and Committee Members Dave Wieland, Kim Wanek, Linda McIntyre (remotely), Les Bethany, Suchindran Chatterjee

**RCSC Board:** President Kat Fimmel, Secretary Connie Jo Richtmyre, Treasurer Anita Borski, Directors Preston Kise, Chris Nettessheim, Jim Rough

**RCSC Staff:** Support/Finance Sr. Leader Kevin McCurdy

**Guests:** Cardholders Cheri Marchio, Tom Marone, Josie Shears, Susan Bjork, Dennis Stokely

**Review/Amend Prior Meeting Summary:** The May 8, 2024 Meeting Summary was amended to reflect that a meeting will be held on July 16, 2024 at 11:00am. The Meeting Summary was accepted as amended

**Topics of Discussion:**

**Reserve Study:**

Support/Finance Sr. Leader Kevin McCurdy reported that the staff member initially working on the reserve study has been assigned to different duties and a new hire will complete the study.

What will happen to reserve study next?

- Plan to extend it out to 30 years.
- Can show outlier years that we need to plan for.
- Help to determine future assessment increase.
- Determine if changes should be made to the five-year plan.

**Capital Improvement Fund (CIF) Spending:**

- The investment suggested by the Reserve Study will be a line item in the budget.
- The CIF spending will include club requests at 5% of the investment level suggested by the reserve study and, beginning in 2027, a contingency of 5% will be included.

The 5-year plan is based on annual assessment increases of 5-7% on a per property basis, however there are currently 4,000+ properties grandfathered on a per occupant basis with the number dropping each year.

**Town Hall Meetings:**

Linda McIntyre suggested preparing a chart to present to the members showing the following:

- Increases in insurance rates (28%), increased vehicle costs, water and wastewater increases (30%).
- President Fimmel suggested we give info to members to study before the actual town halls.

- Guest Susan Bjork suggested a comparison with Sun City West should be created comparing our facilities to theirs.
- Director Kise wants to include Long Range Planning in the Town Halls.

It was suggested a “dry run” of the town hall information should be presented to the RCSC Board before the members.

Linda McIntyre feels we need to be more proactive because we have been too conservative in the past and we got into trouble.

Suchindran Chatterjee feels lowballing creates a false sense of security and we should plan for the worst not the best.

Director Kise noted 2025-2026 maintenance costs will be high but will drop off after 2026.

**Revenue:**

- **Golf**
  - Co-Chair Foster asked about input from the Golf Advisory Committee (GAC). Director Kise reported on GAC.
- **Bowling**
  - The committee has approved all increases.
- **PIF**
  - Forecasts 1 and 2 are still under discussion with LRP.

Linda McIntyre asked if more than 1 summer meeting will be needed? Chair McAdam set a provisional meeting for August 21, 2024 at 11:00am.

Town Hall potential meeting schedule is October 21, 2024 and October 23, 2024 with one meeting during the day and one in the evening. Discussion will continue at the July meeting to determine locations, dates, times.

Chair McAdam dismissed the guests from the meeting and the committee went into Executive Session for a Q&A with our onsite auditors and for an update on the potential acquisition of the Thunderbird property.

**Adjournment:** The meeting was adjourned at approximately 2:25pm.

**Next Meeting:** Next scheduled meeting is July 16, 2024, at 11:00am – Lakeview Center Board Room

Respectfully submitted,

RCSC Board Treasurer Anita Borski, Acting Secretary