

Minutes

Sun Cities RV Compound, Inc.

Board of Directors Meeting

Date: December 19, 2025

The Board meeting was called to order by John Groothuizen at 9:00 AM

Members present: John Groothuizen; Paul Sperry; Gary Tayar; Tim Barber; Paul Turpin; Lyle Cahill; Rob Renaud; Gary Phelps, and Tony Wagner

Members not present: Bud Meador, Bob McKay

Guests: None

Meeting minutes: November 30, 2025, motioned by Tim Barber, seconded by Paul T, to accept the minutes as submitted, approved unanimously.

Committee Reports presented as follows: As of November 30, 2025

➤ **Finance Chairman: Paul Sperry**

T Bills	\$250,000.00
I-Bonds	\$ 11,604.00
Cking	\$ 33,984.81
Sav	\$515,166.30
Cking CC	\$ 49,012.26

Paul S. reported that 60% of 2026 rents have been received

Paul S. presented the proposed budget for 2026. With some discussion, the proposed budget was motioned (everything above the Capital Improvements section) to accept. First was Paul T., seconded by Lyle, approved unanimously.

➤ **Safety & Security Chairman: Bob McKay**

No report

➤ **Building & Maintenance Chairman: Paul Turpin**

Covered parking is addressed in Old Business

➤ **GM Review Chairman: Tim Barber**

No report

➤ **Computer & Information Technology Chairman: Lyle Cahill**

No report

➤ **Elections Chairman: Tim Barber**

With Bud resigning, Tim agreed to chair this committee

Tony reports he has received Board interest from five candidates. Tim will schedule interviews for early January.

➤ **Appreciation Dinner and Annual Meeting Chairman: Gary Phelps**

Bud has a meeting on Monday, 12/22, with the SCW Rec Center management to discuss vendor days at next year's annual meeting. With Bud leaving, John will attend meeting with Bud and be our liaison for SCW Rec Center matters.

Covered Parking III Chairman: Paul Sperry

Covered parking is addressed in Old Business

➤ **Policy Review Chairman: Tim Barber**

With Bud resigning, Tim agreed to chair this committee

An individual wanted to walk to her camper located towards the rear of the compound from the guard station which is against policy. Tony presented a solution to her situation which she wasn't happy with. When she made discouraging comments towards the staff, Tony expelled her from the compound. She is hearing impaired and has filed an ADA complaint against the compound.

➤ **Space Utilization Chairman: Tim Barber**

With Bud resigning, Tim agreed to chair this committee

General Managers Report: Tony Wagner

Total collected YTD as of November 30, 2025, was \$968,610.00 at 108% of Budgeted.

Old Business:

APS: We are waiting for APS to provide an inground junction box to supply power to the cell tower site and to one of our meters for the perimeter lights. The contract had some inaccuracies and was sent back to APS for corrections.

Paul S. presented the 2026 Cash Flow Summary for Covered Parking III, confirming sufficient funds for project completion with a minimal cash buffer left in December 2027; rent payments will start at the end of December. Given the positive financial outlook and previous postponements of this project, and after some discussion, Paul T motioned, Tim seconded to continue the project, approved unanimously.

Paul T. presented to the Board a cost breakdown for the Covered Parking III project. The projected total cost was estimated at \$540,785.00 (Park 'n Shade \$427,328, Ardurra project manager \$48,457, Permits ~\$15,000, Contingency fund \$50,000). The payments will be broken down into thirds: First payment due at beginning; the second payment approximately six months after start, and last payment due in December 2026/January 2027. Paul T. established a committee and will advance with engaging Park 'N Shade and Ardurra contractors. The committee was asked to present a final budget and schedule to the board for a vote to approve the project at the January meeting.

New Business:

John stressed all staying on budget for 2026, mainly due to the covered parking project expense.

John discussed Tony's last performance review and how to properly rate him on his job duties. He proposed setting annual goals for Tony's performance review beginning in 2026.

Tony is preparing an orientation program for new board members.

The next Director's Board meeting is tentatively scheduled for Friday January 16, 2026, at 9:00 AM in the conference room.

The Board meeting was adjourned at 10:30 AM, First Gary P., seconded by Gary T.

Respectfully submitted by:

J. Gary Phelps

Secretary