

Sun City Summerlin Community Association, Inc.
Meeting of the Executive Board of Directors
Electronic Attendance Only 1:00 pm
December 18, 2020
Draft Agenda

I. CALL TO ORDER - Vice President, Ellen Bachman

A. Pledge of Allegiance

B. Roll Call/Introduction of Board Members

Dick Clark, President - Absent
Ellen Bachman, Vice President
Ken Resnik, Secretary
Gerry Sokolski, Treasurer
Jim Akers, Director
David Putney, Director
Sandy Krause, Director
Jeff Rorick, Director
Leo Crawford, Director

C. Quorum – There are nine (9) Board Members, five (5) or more Board Members are required for a quorum. There are _____ Board Members present at this meeting.

D. Acknowledgement of Attendance of Guests

Anyone who is not a member (Owner) in Sun City Summerlin Community Association, Inc. is deemed a guest at this meeting and therefore needs to identify themselves as a guest, this includes those renting or leasing a home, or attending as a house guest or agent of an Owner.

E. Notice of Recording

Pursuant to NRS 116.31083, Section 8 this meeting is being audio recorded. The audio recording is available no later than 30 days after the meeting and a copy of the recording can be purchased at the Administration Office for a fee or downloaded from the SCSCAI Website, www.scsc.ai.com for free. The audio recording of this meeting is retained for 10 years in accordance to NRS 116.

F. Member (Owner) or Guest Recording

Pursuant to NRS 116.31083, Section 12, anyone in attendance at this meeting must disclose if they are or intend to record this meeting. For those who arrive after this announcement is made, if you intend to record this meeting, you must disclose your intent to the Chair of the meeting before you turn your recording device on.

G. Acceptance of Agenda

Ellen Bachman

MOTION by _____ to **(approve/deny)** the acceptance of the Agenda for this December 18, 2020 Meeting of the Executive Board of Directors as **(amended/presented)**. **SECOND** by _____.

II. OWNER COMMENTS AND QUESTIONS – AGENDA ITEMS ONLY -

Ellen Bachman

Pursuant to subsection 4 (c) of NRS 116.3108 this portion of the meeting is devoted to comments by units’ owners regarding any matters affecting the Association and discussion of those comments. Note, no action may be taken upon a matter raised under this portion of the agenda until the matter appears on the agenda, describing the item and the action to be taken.

A maximum period of thirty minutes will be allowed at the beginning and end of the meeting for owner comments and/or questions. This first period is restricted to comments that pertain to Agenda items to be considered at today’s Board meeting. There is no restriction on the owner comments or questions in the second period. **An owner will have three minutes to make comments and/or ask questions. All questions shall be directed to the Chair, who will permit individual Board members to respond to the extent that they wish to do so, within a total five-minute time frame. For this meeting due to COVID-19 restrictions of gatherings (meetings), send your comments to mitzim@suncitylv.com and they will be read aloud at the meeting.**

III. BID OPENINGS – December 18, 2020 1 pm via Zoom

Ellen Bachman

*Pursuant to NRS 116.31086, (Section 1 (a) The association must, whenever reasonably possible, solicit at least three bids if the association project is expected to cost: (Section 1 (a) (2)) In a common-interest community that consists of 1,000 or more unit, 1 percent or more of the annual budget of the association; and (Section 1 (b)) **The bids must be opened and read aloud during a meeting of the executive board.** (Section 2) As used in this section, “association project” includes without limitation, a project that involves the maintenance, repair, replacement or restoration of any part of the common elements or which involves the provision of professional services to the association, including, without limitation, accounting engineering and legal services.*

A. RFP # 20-08 Mt. Shadows Tennis Court #4 Replace Surface with Concrete

This project includes demo of existing asphalt and removal of asphalt and replacing with concrete. This was budgeted in 2021 for \$65,000 for a resurface.

The following companies submitted RFP’s:

1. Greenscapes – Bid received - \$ _____.
2. Sport Court of Nevada, LLC. – Bid received - \$ _____.
3. Courtmaster Sports – Bid received \$ _____.

B. RFP # 21-15 Pinnacle Fire Monitor System

This is to replace the existing fire alarm, monitoring system at the Pinnacle.

Director of Facilities, Brandon Balek recommends Cosco since we have used them for Desert Vista and is happy with the service we have received. This is a 2025 budgeted item in the amount of \$137,500.00.

The following companies submitted RFP's:

1. **Johnson Controls – Bid received - \$_____.**
2. **Cosco – Bid received \$_____.**
3. **Siemens - \$_____.**
4. **Certified Fire Protection, Inc. \$_____.**

C. RFP # 21-16 Pinnacle Tennis Court # 3 Resurface Only

This is to resurface the Pinnacle Tennis Court #3 to repair cracks and resurface only. This is in the 2026 budget for \$44,000.00 for resurfacing.

The following companies submitted RFP's:

1. **Greenscapes – Bid received - \$_____.**
2. **Sport Court of Nevada, LLC. – Bid received - \$_____.**
3. **Courtmaster Sports – Bid received \$_____.**
4. **Superior Courts – Bid received - \$_____.**

D. RFP #20-30 Desert Vista West Slope Cleanup -

Louis Darling, Director of Landscape is requesting a One - time cleanup of the West parking lot slope at Desert Vista Community Center located at 10360 Sun City Boulevard, Las Vegas, NV. 89134 to include 820 ft. of slope entailing trimming all plants to control growth, removing all invasive plants, to check and repair all irrigation and to bid once a year for the maintenance program. It originally was in the 2019 budget for a complete redo of the slope for \$82,000 now it is an Operating Expense with no budget amount.

The following companies submitted RFP's:

1. **Alliance Landscaping and Water Features – Bid received - \$_____.**
2. **Par-3 Landscape – Bid received -\$_____.**

E. RFP # 21-01 Replacement of the Pinnacle Music Room Carpet

Brandon Balek, Director of Facilities is requesting bids for the replacement of the Pinnacle Music Room Carpet located in the Pinnacle Community Center at 8700 Del Webb Boulevard, Las Vegas, NV 89134. This is budgeted in the amount of \$30,938.00 for fiscal year 2025.

The following companies submitted RFP's:

1. **Floor Works – Bid received - \$_____.**
2. **Carpets Galore – Bid received \$_____.**
3. **Roberts Roof & Floor Company – Bid received -\$_____.**

F. RFP # 21-02 Preventative Maintenance Program for the Tavern at the Falls and Summit Restaurant

F&B Manager, Anthony Marrone is requesting bids on a Preventative Maintenance Program for Tavern at the Falls and the Summit Restaurant for the restaurant equipment, grease traps, and jetting for the drains for both locations. This is a budgeted at \$700.00 a month for both properties.

The following companies submitted RFP's:

1. **Ambient Edge Heating & Air Conditioning – Bid received - \$ _____.**
2. **Hi-Tech Commercial Service – Bid received \$ _____.**
3. **Arctic Air Conditioning and Refrigeration – Bid received -\$ _____.**
4. **Restaurant Equipment Services – Bid received \$ _____.**

G. RFP # 21-03 Golf Course Maintenance & Landscape Utility Vehicles Replacement

Brian Bagwell, Director of Golf Course Maintenance & Louis Darling, Director of Landscape are requesting the replacement of three (3) utility vehicles. Two (2) of the utility vehicles will be used for landscape maintenance and one (1) for golf course maintenance. Mr. Bagwell and Mr. Darling are requesting to trade all three (3) carts; 2 are John Deere Gators purchased in 2004 (serial # MOHP4GX37362) and 2007 (serial # WOTURFD005845) respectively and 1 is a Kawasaki Mule 3010 purchased in 2003 (serial # JK1AFCE152B17169) at time of purchase.

The John Deere Gator 2004 (serial # MOHP4GX37362) is budgeted at \$22,000.00 and 2007 (serial # WOTURFD005845) budgeted at \$22,000.00 for 2021 respectively and 1 is a Kawasaki Mule 3010 purchased in 2003) is budgeted at \$15,000.00 in the 2022 budget.

The following companies submitted RFP's:

1. **Rhino's Turf Equipment – Bid received - \$ _____.**
2. **Rocky Mountain Turf – Bid received \$ _____.**
3. **Simpson Norton – Bid received -\$ _____.**
4. **Stotz Equipment – Bid received \$ _____.**
5. **United Rentals – Bid received \$ _____.**

H. RFP# 21-04 Equipment Replacement for Golf Course Maintenance and Landscape Department of two (2) Rough Trim Mowers

Brian Bagwell, Director of Golf Course Maintenance is requesting the replacement of one (1) Highland Falls Golf Course Maintenance Toro 2000 D rough trim mower and Louis Darling, Director of Landscape is requesting the replacement of one (1) Rough trim mower John Deere F-1435 (serial # TC1435D21117) and are requesting to trade both in. The Toro 2000-D (serial # 270000267) is budgeted at \$24,000.00 in the 2021 budget and the John Deere F-1435 is in the 2020/2021 budget in the amount of \$27,500.00.

The following companies submitted RFP's:

1. **Rocky Mountain Turf – Bid received - \$ _____.**
2. **Simpson Norton – Bid received \$ _____.**
3. **Stotz Equipment – Bid received -\$ _____.**

I. RFP # 21-06 Sun Shadows Dance Floor

Brandon Balek, Director of Facilities is requesting bids for the replacement of the wood floor located at the Sun Shadows Sundance Room in the Sun Shadows Fitness Center located 8700 Del Webb Boulevard, Las Vegas, NV. 89134.

This is budgeted for \$50,000.00 in the 2020 budget.

The following companies submitted RFP's:

1. **Sport Court – Bid received - \$ _____.**
2. **Budget Flooring – Bid received \$ _____.**
3. **Vegas Flooring & Interiors – Bid received -\$ _____.**
4. **Best Buy Flooring Center – Bid received \$ _____.**
5. **Vegas Flooring Outlet – Bid received \$ _____.**
6. **Rode Bros. Hardwood Flooring – Bid received \$ _____.**
7. **Floor Coverings International – Bid received \$ _____.**

J. RFP # 21-08 Replacement of Toyota Tacoma Vehicle for Facilities Maintenance

Brandon Balek, Director of Facilities is requesting bids for the replacement of a 2013 Toyota Tacoma vehicle for the Facilities Maintenance Department located at the Mountain Shadows Community Center. This is a 2025 Budget line item in the amount of \$23,000.00.

The following companies submitted RFP's:

1. **Findlay Chevrolet – Bid received - \$ _____.**
2. **United Nissan – Bid received \$ _____.**
3. **AutoNation Toyota – Bid received -\$ _____.**

K. RFP # 21-09 Mountain Shadows Social Monitor Station Remodel Countertop-Granite

Brandon Balek, Director of Facilities is requesting bids on the Mountain Shadows Social Monitor remodel granite for the replacement of the countertops. This is a capital expenditure.

The following companies submitted RFP's:

1. **Lowes – Bid received - \$ _____.**
2. **JZL Designs – Bid received \$ _____.**
3. **Home Depot – Bid received \$ _____.**

L. RFP # 21-11 Fitness Department Pool Furnishings & Umbrellas – All Centers

Director of Fitness, Pam Shields is requesting the replacement of 30% of the existing outdoor pool furniture and umbrellas due to wear and tear for all centers to include Mountain Shadows, Desert Vista, and Pinnacle. This is budgeted for \$33,750.00.

The following companies submitted RFP's:

1. **Total Patio– Bid received - \$ _____.**

2. Proficient Patios – Bid received \$ _____.
3. Mr. Pool & Mrs. Patio – Bid received \$ _____.
4. California Patio – Bid received \$ _____.
5. Beach & Patio Furniture, Inc. – Bid received \$ _____.
6. ParknPool Corp. – Bid received \$ _____.

M. RFP # 21-12 Mountain Shadows Strength Equipment Replacement

Director of Fitness, Pam Shields is requesting to replace thirteen (13) pieces of strength Equipment at the Mountain Shadows Fitness Center due to discontinuation of this line of equipment. This is not a budgeted item in the 2020/2021 fiscal year.

The following companies submitted RFP's:

1. Advanced Exercise Equipment – Bid received - \$ _____.
2. The Dumbbell Man – Bid received \$ _____.
3. Equip Fitness – Bid received \$ _____.
4. Opti-Fit Fitness Solutions – Bid received \$ _____.
5. Pacific Fitness Equipment – Bid received \$ _____.

N. RFP # 21-13 All Fitness Center Lobby Furniture Replacement

Director of Fitness is requesting to replace existing Fitness Center lobby Furniture, the chairs and end tables only. This is not a budgeted item.

The following companies submitted RFP's:

1. K-Log, Inc. – Bid received - \$ _____.
2. National Business Furniture – Bid received \$ _____.
3. Office Furniture USA – Bid received \$ _____.
4. Nevada Business Furniture – Bid received \$ _____.

IV. BOARD OF DIRECTORS COMMENTS –

Dick Clark - Absent
 Ellen Bachman
 Ken Resnik
 Gerry Sokolski
 Jim Akers
 Leo Crawford
 Sandy Krause
 Dave Putney
 Jeff Rorick

V. OWNER COMMENTS - Second Session

VI. ADJOURNMENT:

MOTION by _____, that there being no further business to come before the Board of Directors, that the meeting be adjourned. **SECOND** by _____.
The next Board meeting is January 12, 2021 at 9 am.

Note: A resident has the right to

- Have a copy of the minutes, a summary of the minutes or a recording of the meeting upon request (\$.10 per page and \$1.00 for the recording per meeting) (NRS116.31083).
- Copies of the minutes and recordings of recent Board meetings may be downloaded from the website without charge.
- Speak to the Executive Board unless the Executive Board is meeting in Executive Session (NRS116.31083).
- The Agenda is posted on the Association bulletin boards and website on the Friday prior to the meeting.
- Recordings of Board meetings will be made. The recordings will be kept for a period of ten years in the Administration’s Executive Director’s office in the Mountain Shadows Community Center.
- Recordings, minutes or a summary of minutes will be available not more than 30 days after the meeting (NRS116.31083). Depending upon meeting schedules, on occasion, the minutes or summary of the minutes may be in draft form.

Board of Directors Meeting Schedule Next Three Scheduled Meetings

January	01-12-2021	Board Meeting
February	02-09-2021	Board Meeting
February	02-26-2021	Annual Meeting

Anyone interested in listening to the details of the meeting can obtain an audio recording (CD) from Administration for \$1.00 or download the recording online at www.suncitysummerlin.com.