

“Reversal moves to regaining members’ faith”

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The 2009 Recreation Centers of Sun City Board of Directors stepped on toes and faced the members’ wrath.

In January RCSC then-President Bill Johnson , who has since resigned for health reasons, and RCSC employee Jim Wellman changed the longstanding lakefront property owners’ contract to drastically increase their assessments from \$300 to more than \$1,000. Coupled with a potential \$50,000 special assessment, this provoked the lakefront property owners to sue. At the February board meeting, motions to close the delis caused the members’ to attend en masse making the board “do the chicken”. The delis remain. Hallelujah!

The RCSC is a non-profit corporation and social club created for the benefit of Sun City homeowners or residents. No RCSC amenity is self-supporting. Members paying equally provide unsurpassed amenities. To control costs, the members place their faith in the Board and their managers.

General Manager Jan Ek shook that faith when, at the January general membership/board meeting, she reported the food services were doing great, but then at the February meeting admitted she had known for three months lessee Bratsch was not going to honor his deli lease. Her excuse was she had to keep it “confidential” so his employees wouldn’t run off. Ek’s loyalty should have been to the members, not a guy defaulting on an RCSC contract.

At the February meeting, board member Denny Nichols announced his Sundial negotiations with the insurance company were in the final stages — “crossing the T’s and dotting the I’s” — while allegedly knowing he had already banked the \$4.3 million insurance check the week before that meeting. Why? What’s going on here? He should show us the front and back of the check and the deposit slip to substantiate his veracity.

Additionally, board-created board policies put the members’ faith at risk:

- BP No. 21 removes membership from property owners.

Buyers, who pay \$2,500 (Preservation and Improvement Fee “PIF”), plus \$300 (accounting), plus \$420 (annual assessment), then a perpetual and mandatory \$420 or more annually (or face foreclosure!), may not necessarily be “members” allowed to use the facilities, vote, sign petitions or hold office. At a whim, the board can remove once-granted membership at any time years down the line which they have done!

- BP No. 7 changes the bid committee consisting of homeowner-expert advisors to a “commission”.

The “Bid Review and Approval Commission” consists of three board members with the power to act alone. They meet without minutes in secret, approving specifications and bids for projects, some for millions of dollars without expert oversight or a membership vote. What’s next? The Investment Commission? The Insurance Commission? The Budget and Finance Commission? And zero transparency in a non-profit corporation with a \$17-million annual budget and multi-million-dollar assets?

If members don’t show up at meetings, they afford tacit approval. The board regains member faith when it reverses itself after hearing from them. It’s up to the membership to watch the board in order to act in time to block their missteps or, if too late, reverse them after the fact.

Kudos to those who saved the delis! God bless the lakefront property owners’ lawsuit!