I. Call to Order/Establishment of Quorum

The Quarterly meeting of the Board of Directors (“Board”) of Sun City Community Association of Huntley, Inc. was held on Wednesday, January 28, 2009. The meeting was called to order at 6:42 pm, immediately following the Annual Meeting of the Members and it was determined a quorum was present.

- Directors & Officers Present: Jim Roberts, President
  Pat Oakley, Vice President
  Bill Berendt, Treasurer
  Jerry Kirschner, Secretary
  Harry Leopold, Board Member
  Jim Henley, Board Member

  Absent: Walt Roberts – Due to family emergency.

- Association Staff Present: Bill Pennock, Executive Director
  Bruce Carr, Finance Director
  Cynthia O’Connor, Lifestyles Director
  Dave Osborn, Maintenance Director
  Kathleen Flannery, IT Director
  Deanna Loughran, Governance & Standards Director

  Absent: Larry Mann, Custodial & Scheduling Mgr
  Debby Seger, Recording Secretary

  Brian Jason, Twelfth Night Catering /Walleye Grill
  Nancy Tumgren, Centegra Wellness Center
  David Orr, Wentworth Group-Corporate

Purpose of Quarterly Meeting – Jim Roberts explained the purpose of the Quarterly meeting as a formal assembly of the Board of Directors in order to comply with the requirements of our governing documents. The Board also holds monthly meetings which are open to all residents.

The Board also meets as Committee of the Whole on a varied schedule. These are informal meetings at which no formal decisions can be made, however, if a unanimous agreement is made, the Board can sign a resolution to that affect at a
later date. Those resolutions are then approved at the next formal assembly of the Board; i.e.; the Quarterly meeting.

The other type of assembly of the Board is an Executive Session – these are held primarily for issues related to human resources, individual appeals to the Board, or contract negotiations.

The Board meetings are meant to discuss Association business and not to address developer issues. If a homeowner has a concern that may be developer-related, they can fill out a “Talk to Staff” form at the Member Services desk and Staff will route those to the appropriate department or forward on to Pulte Homes, if necessary.

II. Secretary’s Report

1. Secretary Jerry Kirschner asked for questions or suggested revisions to the Community Association Board of Director’s Quarterly Meeting Minutes from October 29, 2008, and the Regular Board meeting on December 17, 2008. With no changes suggested, Pat Oakley motioned to approve the minutes of the Community Association Board of Director’s Quarterly meeting, seconded by Bill Berendt, by roll call vote, the motion was approved.

2. The Meeting minutes from the Committee of the Whole meeting on January 7, 2009 were submitted for informational purposes to all Board Members. These minutes do not require Board approval.

3. Board Secretary asked for questions or comments referencing actions taken by the Board by unanimous written consent since the October 29, 2008 Quarterly meeting. The actions included:

**BOARD ACTIONS:**

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>November 19, 2008</td>
<td>Approval of Lion’s Club Request to Display Luminarias at the Walleye Grill Entrance</td>
</tr>
<tr>
<td>November 19, 2008</td>
<td>Approval of the Neighborhood Advisory Guidelines submitted by the Neighborhood Advisory Council</td>
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<tr>
<td>November 19, 2008</td>
<td>Approval of the recommendation to re-appoint Ron Ghilardi, Richard Grusdis and Earl Mueller to the Buildings &amp; Equipment Committee for another two-year term.</td>
</tr>
<tr>
<td>December 3, 2008</td>
<td>Approval of the Property &amp; Grounds Committee recommendation to re-appoint Robert Beaupre, James Maynen and John James to the Committee for another two-year term.</td>
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December 17, 2008 Approval of the agreement between the Tennis Club and Pickle Ball Club to allow usage of the tennis courts at designated times and designated courts for Pickle Ball play.

December 17, 2008 Approval of recommendation from Communications Committee to add Employment Advertising to the web portal.

<table>
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<tbody>
<tr>
<td>November 20, 2008</td>
<td>Approval of the Amendment to Declaration of Covenants, Conditions and Restrictions for Del Webb’s Sun City to clarify the provisions of Section 10.11 of the Declaration.</td>
</tr>
<tr>
<td>December 3, 2008</td>
<td>Approval of the Recommendation from the Finance Committee to Adopt the Master’s Association and Attached Product Neighborhood Calendar Year 2009 Operating &amp; Reserve Budget</td>
</tr>
<tr>
<td>December 22, 2008</td>
<td>Approval of the Mutual Agreement with the Sun City Flyers Club to Dissolve their Charter</td>
</tr>
</tbody>
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Without objections to any of the described actions, Harry Leopold moved to ratify all of the actions taken by the Board by unanimous consent since the October 29, 2008 Quarterly Board meeting. Seconded by Bill Berendt; by roll call vote, the motion was approved.

III. Treasurer’s Report
    - Bill Berendt gave some highlights on the financial analysis that was included in the Board packet.

IV. President’s Report
    - Proposed 2009 Board Goals: Jim Roberts reviewed the Board Goals for 2009 (Attached.)
    - Meeting Schedule for 2009: Attached

V. Election of Board Officers 2009
Harry Leopold motioned to nominate the slate of officers for 2009 as follows:
    - Jim Roberts – President
    - Bill Berendt – Vice President
    - Jim Henley – Treasurer
    - Pat Oakley – Secretary
Jerry Kirschner seconded the motion, and by roll call vote, the motion was approved.

VI. Executive Comments
Bill Pennock asked for questions from Board and none were given.
VII. **Board Advisory Committee Annual Reports**

Members for the following committees were present to give a report to the Board. Those reports are included with these minutes.

- Building & Equipment Committee – Zack Levy
- Chartered Club Presidents Council – Bill Ziletti
- Communications Committee – Dorothy Litwin
- Community Civics Committee – Shelly Appleton
- Covenants Compliance Committee – John Angerame
- Elections Committee – Pam Roberts
- Facilities Use Committee – Pat Kirschner
- Finance Committee – Bill Ziletti
  - Budget Review – Barry Marcus
- Fitness Advisory Committee – Sandy Horn
- Golf Committee – Pete Walton
- Modifications Committee– Peter Davis
- Neighborhood Advisory Council – Bonnie Bayser
- Property & Grounds Committee – Ed Schuckert
- Technology Committee – Greg Ward
- Wellness Advisory Committee – Bonnie Bayser

VIII. **Partner Reports**

- **Centegra Wellness**: Nancy Turngren from The Wellness Center by Centegra Health System gave a report covering the highlights of their programs in 2008. (Report attached)

- **Twelfth Night Catering**: Brian Jason gave a report covering the highlights of their first year contract at the Walleye Grill, they include:
  - The pub opened April 28th and has been very successful – accounts for 19.4% of revenue
  - Added outside dining
  - Residents have saved over $115,000 using their VIP discount cards
  - Financially ended the year a little under 2.3 million
  - Have booked 16 more weddings for 2009 than the total booked for 2008
  - Staff turnover has been less than 5% - striving for consistency and quality service
  - Wednesday Pasta night – most popular night of week
  - Twelfth Night opened a new restaurant in Algonquin – Barley House. Residents can use their discount cards there from Mon-Thurs.
  - Plans to change menus and offer new selections at reasonable prices
  - Plans to increase special promotions and discounts throughout the year
• Wentworth Management: David Orr stated that Wentworth continues to work with the Board and staff to provide the best service to the community.

IX. New Business:

4. Election Committee Appointments: The Election Committee recommended 3 members for re-appointment to 2 year terms – Pam Roberts, Barb Mosley and Judith Hurt. By unanimous verbal consent, all 3 members were approved.

5. Mutual Decision to De-Charter Sun City Flyers Club: The Club was chartered in November 2003 and it was agreed upon as a condition of the issuance of the charter, that Club activities would not include the piloting or chartering of any aircraft by members due to the significant liability risk such activity could impose on the Association. In view of the fact that, over time it has become apparent that piloting or chartering of aircraft by Club members is a necessary component of Club activities, both the Club and the Association agree that the Club should no longer be sanctioned by the Association. Staff recommends the Board dissolve the charter of the Sun City Flyers Club and thereby cancel any connection between the Club and the Association. Bill Berendt motioned to approve this recommendation, seconded by Harry Leopold, and by roll call vote the motion was approved. Note: This vote is a ratification of action taken in December.

6. Flyers Club Request to Keep Club Funds after Dissolution: The Club is requesting special consideration to keep their club funds versus turning over the club funds to the Association. The funds are from club dues and not from fundraising events, investments or other sources. Staff sees no objections to the return of these funds as they will be used for the operations of the new interest group being formed. Staff also agrees with the request from the Club to waive two $20 room rental fees to allow for organization of the new interest group. Harry Leopold motioned to approve this recommendation, however, made note that this would be done as an acknowledgement of an event and not to set precedent. Pat Oakley seconded the motion; and by roll call vote the motion was approved.

7. Authorization of Bank Account Signatories and Wire Transfers: To update the Bank records for current Board Members and Executive Director, authorization documents need appropriate signatures. These documents were circulated for Board signature and Staff will forward to the Bank for processing.

8. Review of Committee Goals: This item was tabled to the February 18th Board meeting.

X. Review Board Action Lists: All Action Lists were reviewed and no major changes were noted.

XI. Other Business

XII. **Open Forum** – Questions and comments were made by the residents in attendance. Topics included: Status of Action Items with Pulte, Association management contract, ash borer issue, cable providers for community, irrigation sprinklers and fire hydrants covered in snow.

XIII. **Adjournment / Next Meeting Date:**
President concluded the Quarterly Meeting at 8:38 pm. Jim Henley motioned to adjourn the meeting, seconded by Bill Berendt, by roll call vote, the motion was approved and the meeting was adjourned. Next Quarterly meeting date is April 22, 2009 at 1:00pm in Drendel Ballroom.