

RECREATION CENTERS OF SUN CITY, INC.
Golf Advisory Committee
March 12, 2026

Chair Preston Kise called the meeting to order at 8:33 in the Lakeview Social Hall #2.

Present: Chair Preston Kise, Vice-Chair John Bressett; Committee Members Mike Lust (South); Rich Lybolt; Dennis Meeter (Quail); Bob Brandolini (Lakes West); Harry Emerson (Willowcreek); Doug Carlton (SCMGA); Mike Barry (Riverview); Johnny Portillo (North); Jody Ault (SCWGA Umbrella); Joy Brumley (Lakes East); Carolyn Jennings (North); Debra Bell (Quail); Pam Portillo (Riverview); Lynn Decker (South); Bob Mousaw (VP-SMGA); Polly Thompson (Lakes West); Cat Felker (Willowcreek); Linda Hardman (Willowbrook); Bill Talbert (Lakes East); Mark Smith (Willowbrook)

RCSC Staff: Director of Golf Eddy Renio; Lead Ranger Jaye Sprague; Golf Shop Manager Chris Linam

Guests: President Tom Foster, Cardholder Mike Coppock

Meeting Summary: Summary of the February 12, 2026 meeting was accepted as presented.

Director of Golf: Eddy Renio

North Golf Course Project

The North Golf Course project was approved at the February 26, 2026 Board meeting. Gary Brawley has secured the contractors for the project. We are still finalizing the start date and schedule for the project.

Grills

We will be rolling out a new menu for the Lakes Grill in the upcoming weeks. The new menu will have several new “sharable” items and also introduce a couple of new entrees.

Maintenance

Our maintenance teams are now promoting the growth of Bermuda due to the early warm temperatures. We have begun aerifying surrounds and tining greens to help get more water penetration to allow the roots to get more nutrients and fertilizer. We are also going to lower mowing heights in the fairways to allow more sunlight to the Bermuda.

Five Year Planning Committee

Harry Emerson and I have been attending the Five Year Planning Team meetings and have created a list of items that were submitted by each of the Green Committees. Harry will elaborate on what we have completed to date.

Revenue and Expenses for February

Revenue for February (\$ 1,263,327) exceeded the projected Budget (\$906,288). Year to date actuals through February (\$2,446,596) is ahead of Budget (\$1,792,756). We are also ahead of the 2025 actuals by \$193,443.

Operating Expenses in February (\$664,101) Vs. Budget (\$717,739) Year to date Operating Expenses (\$1,427,227) Vs. Budget (\$1,505,001) Prior year Actuals (\$1,206,977).

Pro Shop Manager: Chris Linam no report:

Questions asked:

- When will the North Golf Course be closed? Sometime in May the exact date has not been determined; Date will be conveyed as soon as it is known.
- The use of three carts adds to the no show would it be advisable to go to four carts? Again, this is not being considered.
- Player assistants would it be possible for them to do outside starter duty? No, the liability is too great, and legal would not allow it.
- What is the overall cost of lost revenue due to the player assistant program? Cost is not considered because the benefits outweigh their impact.

SCMGA ideas for discussion if any:

President Doug Carlton reported the 3-man Hot Ball Tournament is scheduled for April 3rd & 4th 2026.

SCWGA ideas for discussion if any:

9 Hole: No Report.

18 Hole: President Jody Ault reported Team play is ending for this year, the Better Ball Tournament just ended and was very successful.

OLD Business:

5 Year Budget Planning Team Update-Harry Emerson:

The RCSC 5 Year Budget Planning updates provided by Harry Emerson (updated spreadsheet attached). The three categories of funding sources were highlighted with member questions, comments and discussion following. Changes were made to the spreadsheet based on the discussion.

Highlights:

CIF Funding Projects:

In general, Golf projects are in good shape going into 2027. There is approximately \$800K funded to address our \$3.1M deferred equipment replacement shortfall and another \$200K for periodic well maintenance. Our input for refreshing sand traps is now included for consideration. Refreshing the desert scape areas fell off CIF as it did not meet the CIF criteria and transferred to the Operations and Maintenance Budget.

PIF Funding Projects: The work done on PIF priorities for golf initiated in 2025 continues into 2026 and is on the 10 Year PIF forecast. Work will commence on the North Course this summer; Riverview maintenance facility upgrades are in progress. 2026 sets golf up quite nicely to begin the business case for the South Course necessary to meet our ADWR requirements. Harry recommended that the item Double Lane Cart Paths at Tees and Greens be removed from our input this year as it is a high dollar item, and we are in such good shape on other approvals. After a brief discussion all were in consensus to remove that item and look at re-introduction after the South Golf Course project business case is approved.

OMB Funding Projects: Harry reminded everyone that the RCSC budget is using a 4% annual growth across the board as the starting planning factor. *ISSUE: This increase maintains operations at their current level and 'keeps the lights on, with no new projects or enhancements.* Increases in headcount, wages, and equipment items on our list require additional revenue. He expects revenue input/adjustments will be discussed in their upcoming meeting. Director of Golf Renio is considering modifications to existing price structure and other revenue enhancements. Harry recommends the committee be prepared to offer recommendations starting with our April meeting and this will develop over the summer. The recommended priority of the OMB items was approved by consensus.

Chart follows:

Funding	Status	Projects	Estimated Cost
CIF	Cap Reserve	Refresh sand traps for S, RV WB, WC	
CIF	Cap Reserve	Repaint on- course restrooms inside and out	
CIF	Cap Reserve	Golf Equipment \$1.5M and Well Servicing-\$300K	\$1.8M
PIF	2026	RV: Secure funding for maintenance facility.	\$3.8M
PIF	2026	N:Renovate bunker heights ≤3 feet green side, ≤ 2 feet fairways	\$2.7M
PIF	2028	S:Have upfront involvement in the S renovation business case	\$15M
PIF	2030	N:Replacement of the Golf maint. shop, cart barn, additional carts	\$3.5M
PIF	2032	LW: Renovate the club house and grill	\$1.5M
OMB	2027	Targeted Increase to Golf Course worker wages in addition to CPI	\$300K
OMB	2027	Increase headcount by one man per course	\$800K
OMB	2027	Improve the roughs left of the cart path as required on all courses.	
OMB	2027	Procure and support the enhanced Golf Genius Tournament Management (TM) Premium software for use at five 18 Hole Courses	\$16K
OMB	2027	Implement Outside Starter Program for each course	\$500K
OMB	2027	Research tree replacement, particularly around T-box areas	Grant?
OMB	2027	Extend paved cart path neared #5 Green-Quail	
OMB	2027	Refresh desert scape for WB, WC, LE, N, RV	

OMB	2027	Obtain ball washers , sand, trash bins on all req'd tee boxes	
OMB	2027	All courses re-rated and re-sloped from each tee box. Get quotes from AZ Golf to perform course re-rating activity.	
OMB	2027	Place benches near red/yellow T boxes to support walkers	
OMB	2027	Install standard signs where carts should drive/ park near greens, including more Audubon signage to stay out of desert	

	Funded or programmed
	Below the line but on the list
	Not funded not listed as a need
	GAC OMB Submissions to Eddy

New Business:

New ways to generate golf revenue were discussed with ideas of a rate structure to accommodate part year residents, rounds purchased card with several options of number of rounds per year, Director of Golf Renio will set up and present for review.

A Tournament Director was discussed with the thought that would generate more income through better Tournaments.

Additional discussion on ways to increase revenue through multiple cart fees, and trail fees.

BP17 needs to have a reference to BP12 Chair Kise will review with the Clubs Office.

Course Reports:

North: Waiting for activity to start. Course is in good shape.

South: Course is in good shape we are experiencing some brown sport on the greens due to Rye dying out and Bermuda starting because of warm weather. We still have wet spots due to our old irrigation system.

Quail Run: Course is in good shape. We are still having clumps of grass scattered though out the Tiff Tuf Turf.

Lakes East: Course is in very good shape.

Lakes West: Course is still not up to par. Our maintenance staff is working to correct problems.

Riverview: Course is in good shape.

Willow Creek/Willow Brook: Both courses are in good shape, and we continue to work on the set-up process (e.g., pin placement, hole cuts) and issues. Crews are punching the roughs to stimulate growth as the Bermuda comes back to life, and finishing the desert trimming started two months ago. The WC Ladies last day of their club championship is on the 17th of this month. The WB Ladies are pleased with the addition of the yellow tees.

Guest Comments: Two guests commented strongly about the change to BP17 that eliminated the rebates for medical reasons. The Golf Advisory Committee agreed with a vote of 17 for 1 against and 1 absent to form a committee, three members volunteered, Bob Mousaw, Cat Felker, and Dennis Meeter, to meet and have a recommendation presented at the April Meeting.

The meeting was Adjourned at 10:05 AM

Next Meeting: April 9, 2026, at 8:30am – Lakeview Social Hall #2

Respectfully submitted,

Richard Lybolt Secretary