

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
February 26, 2021

A meeting of the Board of Directors for The Monarch at Royal Highlands, Inc. was held at 8:00 a.m. in Mtg Rm A at the Rec Center. Those present: Vince Laverghetta, Therese Buono, Bill Ortvals, Steve Ryan, Esther Patterson, Steve Bryan, Steve Snover, Jim Oddo. Absent: Lisa Ritchey, Craig Misch, General Manager and Lisa Applewhite F/B Manager, Crown & Shield. Terry Stephenson, Course Superintendent, was also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the February 12, 2021 meeting were approved.

**Superintendent's Report – Terry Stephenson**

- Field's Equipment is helping to sell the Bushhog.
- We are sending parts off old pump station to Radwell International for them to buy.
- Spraying poa annua and other weeds around course.
- Will be spraying 2<sup>nd</sup> application for fairy ring and nematode control on greens.
- Looking for an assist and 2 other golf course employees.
- Mike's Tree Service came out to quote on tree work.
- Advance Electric came out to quote on electric for fountain on #3 pond.
- One of our employees who works in our Maintenance Dept as a Grounds Keeper is still in the hospital. Ann Carter has volunteered to collect monies to help with expenses. She will be sending out an email to all members with more information, including the link to the Go Fund Me page.

**Manager's Report – Craig Misch**

January Recap

Golf Department, green fees/cart fees were up \$816 to budget and up \$4556 to last year's sales. Member dues were up \$4307 to budget and up \$5380 to last year. Our membership is growing!! Expenses in golf were down \$6778 to budget and down \$6167 to last year, the main reason is the GHIN handicap bill came in January last year but will not hit our reports until February this year. Driving range expenses were up because of repairs to the picker cart and six cases of brand-new range balls.

Food and Beverage Department, sales were up \$1144 to budget but down \$481 to last year's sales. Expenses were down \$2474 to budget and down \$4542 to last year.

Course Maintenance department, expenses were up \$12577 over budget, this was an anticipated overage due to several factors, the two most significant factors were the down payment we made on the new equipment package, and Pre emerge billing hitting a month earlier than normal. Overall, as a business our revenue was up an extraordinary amount because of the PPP loan/interest forgiveness hitting the income sheet. Taking that out of the equation, total revenue was \$175,390 up \$5301 to budget and up \$8320 to last year. Expenses were up \$8109 to budget and up \$10,930 to last year. I took out the interest income number on the income statement of 130,253 to get my figures on monthly revenue.

Maintenance Road Repaving – Craig continues to follow-up regularly with DAB about the maintenance road.

**Treasurer’s Report – Steve Ryan**

Linda Gietz, Financial Manager, attended the meeting and expressed concern over major capital expenditures until 2023 when our mortgage with BB&T is due for renegotiation. Vince Laverghetta responded that the clubhouse renovation committee is reviewing numerous ideas for improvements to our clubhouse, including expansion of the bar area. The committee will present their recommendations to the board for their consideration before June 30, 2021. The board with the assistance of the renovation committee will prioritize the line items of the recommendations and approve those items that are financially feasible. The board is cognizant of our responsibility for the financial stability of the club.

Treasurer's Report				
<u>Account</u>	<u>Account Type</u>	<u>Bank</u>	<u>APY</u>	<u>02/26/21 Balance</u>
Cash - Operating	Checking	BB&T	0.00%	182,917.61
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.25%	7,866.38
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	0.85%	35,551.47
Non Operating Investment Account	Cash	Raymond James	0.00%	-
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	148,546.91
Cash Balance as of 02/26/2021				376,282.37
Change from 02/12/2021 Report				(12,071.60)
BB&T Loan	Monthly 0n 28th...\$10,101.43		4.80%	853,283.65
Personal Note	Monthly on 1st...\$2191.00		6.00%	133,743.53
Monthly Lease Payments				2,961.46
Accounts Payable(Including lease payments)				35,455.25
BB&T Credit Card				5.34
Cash Balance 02/26/2021				376,282.37
Cash Balance 02/28/2020				156,544.08
Difference				219,738.29

**Secretary – Esther Patterson**

Esther looked into ways to recognize equity members, and one of the ideas is to purchase a patio brick in their name. The board could purchase the brick at cost, and it includes engraving. Brick purchases paid for the original patio brick landscaping and amenities such as the original furniture and umbrellas. Current profits have been used for lighting, donation for mulch, and the outdoor grill. It was decided that Esther will find out the number of current equity members and bring this information to the board for further discussion.

### **Vice President – Lisa Ritchey**

Clubhouse Restoration Update from meeting on 2/23/21:

- Dave, Lisa, and Vince met with Evergreen Construction to discuss extending the bar area out and/or putting in a service window to the outside patio. Estimates provided to the board.
- Tom met with K&A Construction about the men's restroom remodel. The estimate of work time was upwards of three weeks. They said they could do double shifts to cut the number of days down. They also have a flooring division, so they took measurements to give us a bid on carpet tiles.
- Carolyn got two estimates from Cepra for redoing the landscaping in front of the clubhouse with plants that would provide a variety of colors. We are looking at using live plants in the pots on the front porch with drip systems to them. The bids include a drip system and using mulch or rock.
- Dave is looking to freshen up the porch – 3 new lights, paint for the floor and ceiling, replace the mats at the entrance and the bar area.
- Lisa, Carolyn, Regina and Sue will go to Sherwin Williams to look at paint. We are leaning towards a color palette similar to the Rec Center, greys and whites.
- We will also meet with Floors of Distinction, an architect and another carpet vendor next month.

### **Membership – Bill Ortvals**

Bill brought in 10 new members in the month of January.

New: Giles and Deborah Couture – Seasonal General Family – eff 2/18/21

Status Change: Ace Rossom from General Single to Limited General Single – eff 3/1/21

Jim Duane from Limited General to General Single – eff 2/1/2

Terry Pollard from Limited General to General Single – eff 2/6/21

Off Medical: Carolyn Upchurch – eff 1/19/21

Karen Kozlowski – eff 3/1/21

Medical (18):

Bev Race

Harry Taylor

Tom Campbell

Tom Christie

Ann Carter

Tom Lawrenson

Jackie Klein

Martha Wolff

Karen Brondyke

Jim Parker

Cleveland White

Jim McGill

Bob Collins

Barb Bradford

Dave Maki  
Mike Boiler  
Adam and Sandi Talarek  
Bob Gravatt – eff 3/1/21

### **Golf – Jim Oddo**

Mixed team Chicago – 52 Players participated; comments were all positive.

Night Golf – We have 60 players signed up to play.

Men's Match Play – Current session ends on Monday March 1<sup>st</sup>.

Men's Match Play – Next Session begins on Monday March 8<sup>th</sup>.

CLUB CHAMPIONSHIP – March 10<sup>th</sup>, 11<sup>th</sup>, & 13<sup>th</sup>. Men and Women will compete all three days. All 3 days are 8:00 AM shotgun starts.

- Format is stroke play with 100% handicap. Handicaps will be locked in one day prior to start of event and will not change until event concludes.
- Men's division will play from Black, Gold, and Green tees depending on established handicap, and women's division will play from Silver tees.
- Signups in pro shop starting Monday March 1<sup>st</sup>, and ending Saturday, March 6<sup>th</sup> at 5:00 PM.
- Entry fee is \$24 which includes \$10 prize fund, and \$14.00 lunch.

MMGA Stroke Play Championship – Wednesday March 17<sup>th</sup>. Lunch will be served at the conclusion of play. Menu choices are open face hot turkey, or open face hot roast beef with mashed potatoes.

Desert will be a St. Patty Day Cake

MWGA Beat the Pro – Thursday March 18<sup>th</sup>. Pizza Lunch

Easter Shamble – currently there are 27 Member/Guest Teams, and 10 Member/Member Teams

Jim advised that last year we did a handicap study to ensure scores are being reported and reported properly. Currently, he collects all score cards from the men's different groups and if any question arises regarding posting of scores, he has the ability to do a handicap study. The ladies stopped collecting cards last February/March timeframe. Jim will discuss with Lisa, the MWGA President, the idea of collecting cards again if a handicap study should need to be done.

### **Marketing – Steve Snover**

Steve scheduled a phone call with Dylan Smith of Golf Life Navigators during our board meeting to answer any questions we may have for him and his website. We decided that this is something that would benefit a real estate company more than the golf club. We will table this idea until Steve has an opportunity to talk with several real estate agencies who sell within our community to see if they are interested to partner with us in this venture.

### **Building and Grounds Report – Steve Bryan**

#### Project List Update:

- Directional and Info Blue Signs – Complete
- Beverage Cart (used): Steve advised the beverage cart for \$8500 plus shipping is located in Augusta, GA. We also discussed using the new Cushman and buying an insert which would cost about \$2,000. It was decided that Steve should look for a used beverage cart closer to our location.

- Replace fountain on hole #3 – Terry Stephenson met with Advance Electric who will provide us with a quote on the electricity for fountain.
- Tree Trimming – Met with Mike’s Tree Service for estimate on tree trimming:
  - 15 trees: #12 tee – 3 trees left side and 1 tree right side, #13 tee – 5 trees left side, #6 tee – 6 trees left side. It will take approximately 2 to 3 days to complete the job with 4-5 guys to be done in 2 weeks. Price: \$5225 and Terry’s staff will haul away debris.
  - 3 trees on golf course - front right side of #12 green. It will take 1 day to complete the job with 4-5 guys and can be done the first week of May. Price \$2275 and Terry’s staff will haul away debris.

**Steve Bryan made the motion, seconded by Steve Snover, that we trim 18 trees on the golf course in an amount not to exceed \$8000. Motion approved.**

Steve received a letter from a member with an offer to replace the broken cart path at the 9th tee, the 10th green and the 14th tee and pay for the concrete and labor. The golf course would need to break up and remove the broken cart paths concrete in those three spots, cut out the roots that have made this problem, and also place two (2) 2x4s on each side of the cart path to hold in place the new concrete. This work would need to be completed by next week, which coincides with his verbal agreement with the contractor to replace his patio. This was discussed with Terry and determined that while this is a generous offer by a member to do this, it is not feasible for us to do it at this time. However, we do have some other solutions to fix these cart paths.

**Communications – Therese Buono**

Therese is working with Jack Leonard trying to correct problems with Golf Now on people becoming disengaged.

**Dinner Specials for March**

**Sundays’**

- March 7 – Breakfast & Lunch 7:30 am until 2 pm. Snack menu until 6 pm
- March 14 – Breakfast & Lunch 7:30 am until 2 pm. Snack menu until 6 pm
- March 21 – Breakfast & Lunch 7:30 am until 2 pm. Snack menu until 6 pm
- March 28 - Breakfast & Lunch 7:30 am until 2 pm. Snack menu until 6 pm

**Mondays’ – Served with your choice of a cup of soup, or dinner salad**

- March 1 – Fried Chicken w/mash potatoes & vegetable \$13.99
- March 8 – Restaurant Closes at 4 pm. Private Party – Birthday Bash. No Take Out
- March 15 – Restaurant Closes at 4 pm. Private Party – Lake Griffin. No Take Out
- March 22 – Stuffed Pepper with vegetable \$12.99
- March 29 -Ahi Tuna w/rice & vegetable \$15.99

**Tuesdays’ – Served with your choice of a cup of soup, or dinner salad**

- March 2 – Liver & Onions w/mashed potatoes & vegetable \$12.99
- March 9 – Eggplant Parmesan w/spaghetti \$13.99
- March 16 – Prime Rib w/baked potato & vegetable - Queen Cut \$19.99/King Cut \$21.99
- March .23 – Meatloaf w/mashed potatoes & vegetable \$12.99
- March 30 – Smothered Pork Chop w/mashed potatoes & vegetable \$14.99

**Wednesdays' – Served with your choice of a cup of soup, or dinner salad**

March 3 –Stuffed Haddock w/rice & vegetable	\$15.99
March 10 –Turkey w/mashed potatoes & vegetable	\$13.99
March 17 –Corned Beef & Cabbage w/potatoes & vegetable	\$13.99
March 24 - Beef Tenderloin w/baked potato & vegetable	\$16.99
March 31 - Veal Parmesan over spaghetti	\$15.99

**Thursdays'- Dinners – Served with choice of a cup of soup or dinner salad**

March 4 –Pot Roast w/boiled potatoes & carrots	\$14.99
March 11 –Sausage & Peppers w/roasted potatoes & vegetable	\$12.99
March 18 –Chicken Cordon Bleu w/mashed potatoes & vegetable	\$14.99
March 25 -Chicken Marsala w/rice & vegetable	\$14.99

**Fridays' – Dinners – Served with choice of a cup of soup or dinner salad**

March 5 –Crab Stuffed Shrimp w/roasted potatoes & vegetable	\$16.99
March 12 –Surf & Turf (Tenderloin & Crab cake) w/baked potato & vegetable	\$18.99
March 19 –Bacon Wrapped Scallops w/roasted potatoes & vegetable	\$18.99
March 26 -Seafood Scampi w/spaghetti	\$16.99

**Saturdays' – Dinners – Served with choice of a cup of soup or dinner salad**

March 6 –Chicken Stir Fry over rice	\$13.99
March 13 –Cod w/Lobster Sauce w/starch & vegetable	\$14.99
March 20 –Beef Wellington w/baked potato & vegetable	\$17.99
March 27 -1/2 Rack Ribs & Chicken w/fries & slaw	\$16.99

**March Lunch Specials**

**Serving 11 to 4**

March Madness Monday's – All Day!

Pizza 2 toppings, 10 Wings and a pitcher of beer

\$29.99 – Dine in only

Pizza 2 toppings, 10 Wings \$22.99 – Take out only

**1. Pastrami Reuben \$11.99**

Pastrami on Rye, w/swiss cheese, sauerkraut,  
1000 Island dressing

**2. Buffalo Chicken Sandwich 10.99**

Fried Chicken Breast, tossed in Buffalo sauce,  
On a Kaiser w/lettuce & tomato

**3. Grilled Bratwurst \$9.99**

On a Hoagy w/sauerkraut & spicy brown mustard

**4. Chicken Fajita Salad \$10.99**

Grilled Chicken, peppers, onion, tomato  
Mixed cheese.

**5. White Cheese & Chicken Pesto Quesadilla \$10.99**

Basil Pesto, Mozzarella, Chicken, Spinach

**6. Shaved Prime Rib Sandwich \$10.99**

Kaiser, pepper jack cheese, grilled onions  
& shaved ribeye

<b>7. 6 Wings and Fries</b>	<b>\$10.99</b>
<b>12 wings</b>	<b>\$12.99</b>

**Sunday Snacks 2-5**

- Pot Sticker- 6 deep fried pork pot stickers served with soy sauce. \$8.99
  - Basket of Fries – Enjoy a basket of sweet potato or regular fries. \$3.99
  - Basket Chips – Deep fried and seasoned potato chips served with your choice of dipping sauce. \$3.99
  - Onion Rings – Crispy on the outside, tender on the inside served with our kicken Bayou sauce \$6.99
  - Buffalo Chicken Tenders – Mild, Medium, or Hot served with celery & carrots. \$8.99
  - Chef Salad – served with your choice of dressing. \$11.50
  - Pecan Crusted Chicken Salad – crunchy pecan crusted chicken breast over a mix of fresh greens, Mandarin oranges, c’raisins and bleu cheese crumbles. \$11.50
  - Hole in One Sandwich – Homemade chicken or tuna salad with your choice of bread served with one side. \$9.99
  - Club Sandwich – Select your choice of bread, served with one side \$11.99
  - Coconut Shrimp Basket – 5 shrimps served with fries. \$11.99
- Pizza and pizza flatbreads are also available till 6pm order by 5:30  
All for dine in or take out!

**Vince Laverghetta – President**

Vince advised that we need to purchase 2 new fryers for the kitchen (one burned up). Also, the air conditioner in the kitchen broke and needs replaced. This unit is 23 years old.

**Vince Laverghetta made the motion, seconded by Steve Snover, that we purchase 2 fryers in an amount not to exceed \$3,000 including installation. Motion approved.**

**Vince Laverghetta made the motion, seconded by Steve Bryan, that we purchase a new Trane Air Conditioner from All Star in an amount not to exceed \$7,800. Motion approved.**

Meeting adjourned at 10:00 a.m. The next Board Meeting will be held on March 12 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,  
Esther Patterson, Secretary