

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
June 11, 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, Steve Ryan, Lisa Ritchey, Esther Patterson, Steve Bryan, Jim Oddo, Steve Snover, Bill Ortvals. Therese Buono was absent. Luis Colon, General Manager, Terry Stephenson, Course Superintendent, Craig Shelton, Asst Course Superintendent, Lisa Ann Zummo F/B Manager, Crown & Shield, were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the May 28, 2021 meeting were approved.

Superintendent's Report – Terry Stephenson

- Terry introduced Craig Shelton, Asst Course Superintendent, to the board.
- Still no applicants for other positions.
- We are getting further and further behind on golf course maintenance. Luis advised that shotgun starts are not allowing the existing crew adequate time to work on the golf course. A solution would be to go to t-times more than 1 day/week. This also would possibly allow starting times to begin at 5:00/5:30 AM instead of 4:00 AM.
- Received a check for 4 pieces of old equipment.
- Spiked the greens this week.
- Started spraying beds and waste areas this week.
- Spot spraying (Revolver) goose grass on greens this week and will Boom spray (SenCor) on #3,4,5,7,8,9 next week.
- The dump pile behind the sand bins will be cleaned up using a process called forestry mulching. It is a land clearing method that grinds and shreds the vegetation and reduces the volume. This process costs \$1850 vs \$2700 charged by Raynor Shine last time when there was less debris.

Food & Beverage Manager - Lisa Ann Zummo

Things are looking good; July will be a busy month.

Still waiting on delivery of new dishwasher.

Food prices and delivery costs continue to rise, making it necessary to make a gradual increase in our food and liquor prices to reflect these changes in the industry.

Manager's Report – Luis Colon

1. May Income statement was distributed and reviewed. Net Income before Depreciation and Interest was \$8901; 2021 May Budget was (\$4783). Although the COG sold increased by \$5818, F&B managed to increase their NET income. The main reason is the extra customers and social groups using the restaurant based on less COVID restrictions.
2. Club Point of Sales/tee sheet transition update. ForeUP contract signed. ForeUP implementation team lead, Trevor Iverson, will conduct a telephone conference on Monday, June 14 at 2PM. Attendees will be IT – Ivan, GM – Luis, Accountant – Linda, F&B – Lisa. Intent, to discuss all Club

needs, establish a timeline, and establish a user training program. Target go live effective date is July 10.

3. EZ Go golf cart fleet. Lease maturity: 11/30/2023. Battery life cycle and replacement at 4-5 years.
 - a. Battery replacement for the entire fleet in 2022, \$33,000.00
 - b. Cart fleet replacement early 2022 (February) – 22 months remaining on the lease
 - i. \$59,400.00 in remaining lease payments owed
 - ii. \$32,400.00 (~12 months) would need to be built into a new lease or paid off for EZ Go to do something this early
 - iii. Late 2022 (December) – 10 months remaining on the lease. This is what EZ Go company deem as a reasonable time to roll a lease early and there wouldn't be negative equity on the club's end
 - c. Additional golf cart fleet proposals will be requested from 2 other companies for a comparison.
4. New AC units installed and working much better in the club house. New quarterly maintenance contract signed at a cost of \$329.00 per visit.
5. Next maintenance contract under consideration is the water heating system unit outside the kitchen.
6. The Florida minimum wage increase impact on the club payroll effective September 30, 2021, was discussed.

Vice President – Lisa Ritchey

Lisa provided the Board with an updated itemized spreadsheet prioritized to fit the projects into the master plan for budgeting purposes instead of capital expense items.

The committee would like to focus on the patio and purchase tables and chairs and install shade sails. We estimate we could do all of that for approximately \$800-\$1200 and use MMGA/MWGA money for this. Steve Bryan provided a picture of shade sails that were installed at a local brewing company for the committee to look at.

Membership – Bill Ortvals

Bill discussed with Luis the impact of raising prices of outside play may drive people to be interested in one of the memberships in our golf club.

A meeting will be held this week to introduce Luis to Brenda Flagg and Tonya Tibbetts (two local realtors in our community). The purpose of the meeting will be to discuss a process when new clients are interested in our community so that we can showcase our golf club and restaurant.

Bill discussed having a women's golf clinic with Luis. Bill will work with Jim Oddo and the golf committee on setting this up.

Adds: Phil Miller Limited General Single – eff 7/1/21

Resignations: Bob Collins Limited General Single – eff 7/1/21

Medical (14):
 Bev Race
 Harry Taylor
 Tom Campbell
 Tom Christie
 Ann Carter
 Tom Lawrenson
 Martha Wolff
 Cleveland White
 Bob Collins
 Barb Bradford
 Mike Boiler
 Adam Talarek
 Bob Gravatt
 Bill Holada

Secretary – Esther Patterson

Esther will reissue stock certificate #167 in the name of the heir of Paul Wilson (deceased member) at the request of the executor of the estate.

Marketing – Steve Snover (nothing to report)

Treasurer’s Report – Steve Ryan

Steve provided the board with a list of fixed asset purchases for FY ending 09/30/21, and a Treasurer’s report showing balance comparisons in all accounts for the last 7 reporting cycles.

Treasurer's Report				11-Jun-21
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	BB&T	0.00%	60,859.68
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	11,866.92
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	0.65%	220,855.20
Non Operating Investment Account	Cash	Raymond James	0.00%	-
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	148,550.85
Cash Balance as of 06/11/2021				443,532.65
Change from 05/28/2021 Report				(7,478.75)
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	826,172.16
Personal Note	Monthly on 1st...\$2191.00		6.00%	127,607.44
Accounts Payable(Including lease payments)				9,724.37
BB&T Credit Card				973.85
Cash Balance 06/11/2021				443,532.65
Cash Balance 06/12/2020				515,564.17
Difference				(72,031.52)

Golf – Jim Oddo

Upcoming events:

Sunday, June 27: MWGA Shoot Out at 1:00 PM

Sunday, July 4th: Couples Tournament with Lunch – 8:00 shotgun

Building and Grounds Report – Steve Bryan

RH Garden Club has purchased and planted additional flowering plants and shrubs in the garden on #9 tee box. Once they fill in it should add more color and variety to the look of the garden.

They have also expressed an interest in assisting with the garden area on the #17 tee box. MMGA volunteers had previously removed the overgrown cactus and other dead plants and left the hibiscus and elephant ear plants. Additional plantings from the recent purchase will be placed on the side of the garden facing St. Andrews Arc to improve the look of the garden from the street.

The water faucet in the patio area that feeds the mister fans has been leaking and needs replaced with a simple gate valve. The interior side of the faucet in the cart barn will also likely need to be replaced. We will determine if this can be done as a self-help project or if a plumber is needed.

We will be working with the Renovation Committee to address the seating and shade on the patio to see what alternatives are available to make it more usable.

Communications – Therese Buono (absent)

Meeting adjourned at 9:55 a.m. The next Board Meeting will be held on June 25 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,
Esther Patterson, Secretary