

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
March 25, 2022

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, Esther Patterson, Jim Oddo, Bill Ortals, Steve Ryan and Therese Buono. Steve Bryan and Lisa Ritchey were absent. Luis Colon, General Manager, Terry Stephenson, Course Superintendent and Lisa Ann Breed, F/B Manager, Crown & Shield, were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the February 25, 2022, meeting were approved.

**Superintendent's Report – Terry Stephenson**

- All equipment running.
- Picked up aerifier from son's course, waiting on part to connect to tractor to start using.
- Beard Equipment brought a loaner blower for us to use until ours comes in.
- Spiked greens on Wednesday.
- Sprayed greens for fairy ring and dollar spot on Monday and Thursday.
- Sprayed roughs, tee and green surrounds with Dismiss NXT for weeds.
- Ordered fertilizer for greens; will spread when it comes in.
- Hired new staff member to start transition with Bill (Mechanic) who is cutting back in preparation for retirement.

**Food & Beverage Manager - Lisa Ann Breed**

- Working on a new menu to be available hopefully by June 1.
- April 13 - Barry & Nancy – Name that Tune is sold out.
- Looking to hire a couple of staff to help out in the kitchen area.

**General Manager's Report – Luis Colon**

- February's P&L and Balance Sheet provided. Continuing work on January and February Income statements.
- Annual Report is overdue and in process.
- Clubhouse building inspection conducted - Per All Star Heating & Cooling, the report is incomplete. It only reflects a test of the existing equipment and not the balance portion of it with building layout drawings. Florida Test and Balance were contacted via email and we are awaiting their response and completed report.
- Clubhouse and cart barn electrical work - Member, Dick Hellem, completed electrical work on non-working lights. Replaced 12 ballasts and over 40 lights (ballasts were burned/melted and glued to the structure). Dick volunteered over a 3-day period. Cost over \$500 in parts.
- Hiring practices – Still having problems with maintenance crew not showing up for work. The target pay scale is \$15/hr and Terry increased staff from \$13 to \$14/hr. Need to review pay scale and not negatively impact this year's budget.

Therese Buono requested a discussion on going back to non-members not being allowed to drive personal golf carts on course. It was decided that effective May 1, 2022, all non-member residents playing at The Monarch Golf Course cannot use their personal golf carts and will use club carts when playing golf. In addition, non-member residents are not permitted to drive their personal golf carts on the club's property specially after the Pro Shop is closed. Pro Shop hours are 6:30 AM to 5:00 PM. A notice will be placed in the RH newsletter advising all non-members of this change.

In addition, we are going back to our normal policy as far as cart usage is concerned, requesting all members to double up.

Also, all golfers are requested to call the Pro Shop and get on the tee sheet whenever play is planned to avoid interfering with course maintenance.

### Treasurer's Report – Steve Ryan

Awaiting battery cart cost and accounts payables from Finance Mgr.

Will discuss movement of \$75,000 from one account to another to take advantage of interest.

Treasurer's Report	Treasurer's Report			25-Mar-22
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	BB&T	0.00%	163,227.16
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	29,127.25
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	0.65%	221,931.25
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	98,561.08
Cash Balance as of 03/25/2022				514,246.74
Change from 02/25/2022 Report				63,483.87
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	763,999.59
Personal Note	Monthly on 1st...\$2191.00		6.00%	113,345.45
Accounts Payable				
BB&T Credit Card				2,815.79
Cash Balance 03/25/2022				514,246.74
Cash Balance 03/26/2021				396,865.44
Difference				117,381.30

### Secretary – Esther Patterson (Nothing to report)

### Vice President – Lisa Ritchey (Absent)

Corrections have been made to the survey. The Board will review the final copy and test the process for completing the survey prior to mailing to the members.

The timing and duration of the 25<sup>th</sup> Anniversary Celebration will consider the availability of all regular and seasonal members.

## **Membership – Bill Ortvals**

Adds: Russell Cisco Single Limited General eff 3/14/22

Discussed Super Seniors request for a cheaper Equity membership option. We determined not to add an additional membership option for the few members wanting less monthly cost because they golf less than 9/month.

## **Golf – Jim Oddo**

- Club Championship: 53 players competed.  
Vince Laverghetta - Men's Club Champion  
Esther Patterson - Women's Club Champion
- Member/Guest: Currently there are 49 teams registered and paid. Registration is closed. There are 30+ businesses that have donated toward door prizes. Will discuss having this tournament earlier in the month next year to take advantage of the conditions of the golf course. An email will be sent out to those registered with further details of the tournament.
- Will add pace of play times to the scorecards for the organized groups (MMGA, MWGA, Matchplay, etc). This may help with the slow play perception and speed things up a bit.
- Will await the feedback from the survey to determine where to spend the MMGA raffle funds planned for course improvements.
- Scorecard and Handicap Reviews: 118 scorecards were reviewed since the last BOD report. 96% of all cards were accurately posted. We continue to monitor closely and ensure a fair handicap system is in place.
- Upcoming Events (April)  
April 23 – Men's Spring Scramble  
April 28-30 Member/Guest

## **Building and Grounds Report – Steve Bryan (Absent)**

## **Communications – Therese Buono (Nothing to report)**

## **Unfinished Business – Vince Laverghetta**

Vince will write a newsletter article regarding the celebration patio brick program, which is going to an online ordering system.

Meeting adjourned at 9:35 a.m. The next Board Meeting will be held on April 22 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,  
Esther Patterson, Secretary