

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
April 22, 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 Ortvals and Steve Ryan. 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 March 25, 2022, meeting were approved.

Superintendent's Report – Terry Stephenson

- All equipment running.
- Sprayed tee and green surrounds and roughs for weeds this week.
- Spraying greens for fairy ring/nematodes again this week.
- Edging bunkers and cart paths.
- Sand and fertilize weak areas on greens.
- Spraying liquid fertilizers and wetting agents on tees, fairways and greens to try and hold onto winter grass thru Member/Guest Tournament.
- Greens need aerification, top dressing and verticutting – will do after Member/Guest Tournament.
- Will DryJect greens on Monday, May 2nd (course closed that day).
- Cricket control on May 5th, bulk fertilizer in May; start aerifying fairways, tees, roughs in May.
- Will use aerifier from son's course on entrance and exit to cart paths and other weak areas.
- Hired new employee to transition for mechanic.
- Katrina is back to work.
- Leaf blower in use now.
- Add better signage on holes #4 and #8 to mark areas as designated drop areas to help speed up play.
- Will look at gold tee box on hole #6 for maintenance.
- Will raise cut on the fairways to let the rye grass grow a little to create a cushion.

Food & Beverage Manager - Lisa Ann Breed

- May is going to be a busy month – Saturdays are booked for 3 consecutive weeks.
- Couples Tournament will be held on Monday, July 4th.
- Card Bingo - Lisa made an announcement at the last Card Bingo event that only one table reservation per person is allowed. This event in the past has been sold out within an hour of the signup sheet being available mainly because one or two people come in and sign up half the tables (for others). Lisa will personally supervise this for the next couple of months. We also discussed the idea of including this as a “special entertainment event” but determined that many of the participants are residents of Royal Highlands and should be afforded the same opportunity to sign up as they also contribute a sizable revenue for the restaurant. Lisa and Luis will look at the pros and cons of holding this event more than once a month.

- House Accounts – Discussion was held regarding residents who have a house account which provides food discounts and billing but does not include a minimum spend in the restaurant.

Steve Ryan made the motion, seconded by Jim Oddo, that effective June 1, 2022, residents who have house accounts will pay the same food and beverage minimum as a Social Golf Program member.

General Manager’s Report – Luis Colon

- March P&L and Balance Sheet provided. March Income statement in process.
- Realtors are now giving us advance notice when touring the restaurant/pro shop.
- We are noticing increased traffic in the restaurant due to the new golf groups that are playing our course.
- Discussed with Craig Shelton and Terry the idea of using a different program this summer for fairways, greens and tees, and going to a more traditional greens treatment on the more affected areas. Craig will be the lead for the greens.
- Golf Cart Fleet - 5 year lease / 45 golf carts / full lithium batteries
 - ✓ EZ Go has proposed to give us a new fleet by May 2023 at a price of \$5238/month. We are currently paying \$2700/month. EZ Go was not very helpful to the club with our current leasing arrangement, and they wanted the carts back in May (after we put all new batteries in), and the new lease is very expensive.
 - ✓ Yamaha has proposed a new fleet by November 2023 at a price of \$4410/month. Option to add a beverage cart to the fleet but would require additional employees to run it during peak season. This would add \$310/month.
- We have quarterly maintenance contracts for air conditioning and refrigeration and need to get the gas water heaters fixed or replaced. Plumbers are looking at it and we are awaiting the cost.
- Have placed Help Wanted signs instead of paying the high cost of advertising on Indeed.
- Luis to send eblast regarding reserved tee time sale.

Secretary – Esther Patterson (Nothing to report)

Vice President – Lisa Ritchey (Absent)

Membership – Bill Ortvals

Adds: Dwight Seger to Single Limited General - eff 4/1/22
 Status Change: Wendell and Kimbra McDannel to Family Equity membership - eff 5/1/22
 Resignations: Larry Demaline from Single Limited General – eff 3/1/22
 Ace Rossum from Single Limited General – eff 4/1/22
 Drops: Lavern Welch from Single General – eff 4/3/22
 Barbara Gressley from Single Limited Equity – eff 4/2/22

Building and Grounds Report – Steve Bryan (Absent)

Communications – Therese Buono (Absent)

Treasurer's Report – Steve Ryan

Fixed asset purchase 4/6/22, Beard equipment debris blower \$13,503.52

Treasurer's Report				22-Apr-22
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	BB&T	0.00%	113,186.93
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	18,623.97
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	0.65%	222,053.76
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	98,562.68
Cash Balance as of 04/22/2022				453,827.34
Change from 03/25/2022 Report				63,483.87
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	756,951.35
Personal Note	Monthly on 1st...\$2191.00		6.00%	110,088.12
Accounts Payable				31,589.70
BB&T Credit Card				582.93
Cash Balance 04/22/2022				453,827.34
Cash Balance 04/23/2021				440,675.91
Difference				13,151.43

Golf – Jim Oddo

- Men's Spring Scramble has 67 players.
- Member/Guest: There will be a beverage cart with free water and soda for all players and other beverages will be available at cost. At the conclusion of the event, the committee will provide a financial review to the board and a high level of accounting to all members. While being self-sustaining, the committee will also look at the loss of golf revenue for those 3 days. Tournament will be held end of March next year.

Unfinished Business – Vince Laverghetta

Board discussed holding an Informational Meeting on Sunday, May 22 at 6:00 pm (tentatively) to review midyear financials and the results of the survey. More information will go out to all members.

We will go back to the practice of 2 members/cart effective May 1st – this will help with the fairways, which are getting hard and compacted, not allowing nutrients to get into the grass.

Membership survey was sent to all members on April 20 and we have received 87 responses so far.

Meeting adjourned at 9:55 a.m. The next Board Meeting will be held on May 13 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,
Esther Patterson, Secretary