

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
May 13, 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, Therese Buono, Lisa Ritchey and Steve Ryan. Steve Bryan was 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 April 22, 2022, meeting were approved with the correction to the two date discrepancies.

Superintendent's Report – Terry Stephenson

- All equipment running.
- Greens transitioning from winter grass to summer grass.
- Spraying for fairy ring and nematodes on greens.
- Spiking and top-dressing greens.
- Will be verticutting greens next week.
- Spraying liquid fertilizer to promote bermuda grass growth.
- Finish spraying second pre-emergent on fairways, tees, roughs.
- Cricket control applied last week.
- Starting aerification on tees, fairways, and roughs/cart path entrances/exits.
- Finish edging bunkers as time allows.
- Spraying beds for weeds again.
- Bulk fertilizer to be applied on May 23.
- Will look at tree trimming lot left of hole #12 that belongs to club.
- Looking at sod for nursery; none locally. Might need to get out of Georgia and Terry will call.

Food & Beverage Manager - Lisa Ann Breed

- Board reviewed Member Guest Tournament and provided feedback to Lisa, who made notes of changes for next year.
- Luis and the Board thanked Terry Stephenson and his staff for the excellent care taken of the golf course, coming in early and staying late to get it in shape, and also to Lisa Breed and her staff for their excellent help and participation in all the events. We are very grateful to all for their time and attention to this event.
- Only 12 people have signed up for entertainment event on May 25 (Lil Topsy music group from The Plantation). This is a fund raiser for the Leesburg schools and may have to be cancelled if participation is low.
- Lisa thanked Ann Carter for all her participation and help with these entertainment events, and for the time and energy she provides to securing these entertainment venues.

General Manager's Report – Luis Colon

- March Income Statement and April's P&L, Balance Sheet and Income Statement provided. Clubhouse repairs (building condensation problem) - awaiting All Star Heating & Colling recommendations (quote).
- Clubhouse repairs, last repair – Tankless water heater (large); both tanks are working now. Kitchen needs repairs on flattop grill burner.
- National Golf Course Owners Association (NGCOA) - Membership information provided to Board; Board agreed to becoming a member in May of 2022. The NGCOA is the only trade association dedicated exclusively to the interests of golf course owners and operators. Many benefits, discounts and rebates included (for example, Pepsi products, Yamaha golf car fleet, Toro, etc). Need Maintenance and Food and Beverage departments to look at the possible savings and make the changes needed to claim the discounts once a member.
- Golf course 2 players per golf cart transition - ongoing and working with members to ride 2 players per golf cart.
- Gift cards – the account is building up. Need all gift card holders to use their gift cards at the restaurant or pro shop.

Secretary – Esther Patterson (Nothing to report)

Vice President – Lisa Ritchey

Plans are underway for the 25th Anniversary Celebration. There will be a golf event held on Sunday, September 11, and a party planned for Monday, October 24. The Board approved \$1000 toward expenses for these events. More information will follow as details are worked out.

Membership – Bill Ortvals

Adds: Douglas Cushing to Single Limited General - eff 5/1/22
Resignations: Harry Taylor from Single Limited Equity - eff 5/1/22
Ron Tosi from Single Limited General - eff 5/1/22
Status Change: Bob Hurley reactivated Single Limited Equity - eff 5/1/22
Dick Sjogren changed from Family Equity to Seasonal Family Equity - eff 5/1/22

Building and Grounds Report – Steve Bryan

Roy & Barbara Bradford have asked to be taken off the #13 garden as caretakers. Robin Teets, a new member of the RH Garden Club has taken it over and has already replanted new flowers and added mulch.

The Foxhatchie grass is getting long again and needs cut back so golfers can move between plants and see around them.

Royal Highlands is seeking a contract to have the trees trimmed on our community streets. Luis will look into asking if a rider can be attached to the contract to have our trees on St. Andrews Arc trimmed to raise the canopies above 14 feet and either pay the tree company directly or reimburse Royal Highlands.

Communications – Therese Buono (Nothing to report)

Treasurer's Report – Steve Ryan

Treasurer's Report				13-May-22
<u>Account</u>	<u>Account Type</u>	<u>Bank</u>	<u>APY</u>	<u>Balance</u>
Cash - Operating	Checking	BB&T	0.00%	74,384.11
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	18,624.17
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	0.65%	322,218.70
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	98,560.24
Cash Balance as of 05/13/2022				515,187.22
Change from 04/22/2022 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 05/13/2022				515,187.22
Cash Balance 05/12/2021				465,811.83
Difference				49,375.39

Golf – Jim Oddo

- Member/Guest Committee will meet to do an assessment of the tournament before the end of May.
 - Initial face to face survey with several members was very positive and complimentary of all aspects of the tournament.
 - Discussions with participants included pros and cons, which will allow the committee to discuss.
 - 50 teams (100 players) participated this year.
 - Once Treasurer's report has been completed, we will provide a summary to our membership.
- Scorecard and Handicap Reviews
 - 93 scorecards were reviewed since the last BOD report. 94 % of all cards were accurately posted. We continue to monitor closely and ensure a fair handicap system is in place. We are looking for additional help on this committee.
- Upcoming events
 - Couples Memorial Day Tournament – sign up sheets are in the lobby starting Thursday, May 12, allowing for a 2 week sign up period.
- Golf Calendar – Members are urged to go onto the website and look at the Golf Calendar for information on upcoming events.

Unfinished Business – Vince Laverghetta

Vince attended a Royal Highlands meeting regarding food trucks coming into the community. Vince thanked all the residents of the Royal Highlands for their support for the golf club and restaurant. He reminded them of the history of how the club got started and that residents are not required to pay

any money towards the support of the golf course or restaurant. In fact, the golf course and restaurant is required to pay assessments amounting to \$5,000 per year to the HOA. He explained that Introducing competitive food services would be at the expense of the restaurant and would erode extremely thin profit margins of the restaurant. Vince requested that the board reject the proposal of allowing food trucks to conduct business in our community. The Board responded and voted to table the issue.

Lisa handed out the results of the Membership Survey. There were 156 responses. In the interest of being transparent, Therese Buono will send the survey in its entirety to all members for their review prior to the Informational Meeting to be held on Sunday, May 22 at 6:00 PM).

Reports for the Informational Meeting slides are required from the BOD by Wednesday to Lisa Ritchey.

Meeting adjourned at 9:40 a.m. The next Board Meeting will be held on May 27 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,
Esther Patterson, Secretary