

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
May 27, 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, Therese Buono, Lisa Ritchey, Steve Bryan and Steve Ryan. Terry Stephenson, Course Superintendent was also in attendance. Luis Colon, General Manager, and Lisa Ann Breed, F/B Manager, Crown & Shield, were absent.

Vince Laverghetta called the meeting to order. The Minutes of the May 13, 2022, meeting were approved.

**Superintendent's Report – Terry Stephenson**

- Our greens were built in 1997. Each year that we oversee we make the base a little weaker. This will continue to happen until we decide to redo the greens.
- The nursery green is 2500 sq ft and the goal is to purchase sod from a firm in Georgia and have it here by June 21 at a cost of approximately \$8,000. Terry will look into optional trucking costs which may be less than the quoted delivery price. The nursery green will need to be replenished about every 2 years.
- It should only take a couple of days to do the back/front nine, and we may have to play on the other nine in the interim. It will take about 2 months out for the greens to be totally back to where we want them.
- The condition of the ladies' tee box on #12 is caused by nematodes and the transition from winter grass to summer grass. The sod will also help with this tee box.

**Food & Beverage Manager - Lisa Ann Breed (Absent)**

The live entertainment – Lil' Topsy – scheduled for May 25 at the Crown & Shield was cancelled – only 15 people had signed up for this event.

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

**New Business**

- May month-to-date department revenue report (Department Summary) provided to the Board.
- Post Survey areas and actions. The number one member's request is to fix cart path conditions. Local contractors contacted. PAQCO Inc will stop by for a walkthrough the week of May 31-June 3. Awaiting on 2 more companies to commit for a walkthrough and provide quotes for concrete and/or asphalt. One member suggested looking into self-binding gravel as a less expensive alternative. Researched the idea and not a good alternative for the traffic on the cart paths. In addition to reconstructing/replacing cart paths, new sod and dirt will be needed to fix all areas around the paths. Terry will look at the areas and provide a quote after the BOD decides what will be done with the cart paths.
- Sod purchase for nursery green — The FY22 maintenance department budget has a line item to re-establish the green's nursery with a 4K allocation. Terry contacted the Florida based company and we no longer can get the sod from that vendor. Therefore, the new sod will come from a Georgia

based company. Due to price changes, supply/demand, and delivery (freight) charge increases, the sod (Certified Tif-Dwarf Bermuda) needed to re-establish the nursery doubled in price. The new cost to purchase the sod increased by \$3,974.67. The total cost for sod is now at \$7,974.67. We are looking at an unfunded requirement increase to the maintenance budget of \$3,974.67 and the amount does not reflect any additional charges on fertilizer or chemicals.

- Club House (restaurant) drinking water solutions. Contacted Culligan Water filtration Company of Ocala and scheduled a consultation to provide a quote. Looking for water purification system for the restaurant area (drinking water). In addition, Coca Cola company (the club's drink vendor) is looking into alternative solutions for the system in place. More to follow on quotes or solutions.

#### Old Business

- Clubhouse repairs (building condensation problem). All Star Heating & Cooling cannot do the repairs needed. Member, Wendell McDannel, took lead and contacted available local AC companies to conduct a walkthrough and provide quotes on complete repairs. Awaiting quotes.
- National Golf Course Owners Association (NGCOA) membership update. Congratulations to The Monarch Golf Club and its owners on becoming an NGCOA member. Additional information will be provided to the Board and the owners on benefits of membership.
- Golf Course 2 players per golf cart transition, the transition is going well. Only a few requests from membership to ride 1 per cart based on medical conditions or sickness. The reduction on golf carts on the golf course will help with turf growth.

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

**Vice President – Lisa Ritchey (Nothing to report)**

**Membership – Bill Ortbals (nothing to report)**

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

Next week, we will get estimates of square footage needed to extend the cart paths to allow for multiple entrances/exits to divert the traffic. Once the data is collected on the number of cart paths that need to be done and square footage, and we receive the quotes, the Board will approve a dollar amount to go into a budget to start the process. In line with reconstructing/replacing cart paths, we will look at new sod and dirt needed to fix all of the areas around the paths.

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

#### **Golf – Jim Oddo**

Jim presented the Board with a summary of the Treasurer's report of the Member/Guest Tournament. Therese will include it as a separate attachment in the email with these minutes.

## Treasurer's Report – Steve Ryan

Treasurer's Report				27-May-22
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	BB&T	0.00%	78,072.27
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	21,624.17
Ford Interest Advantage	Note/Checking	Ford Interest Advan	0.65%	322,218.70
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	98,560.24
Cash Balance as of 05/27/2022				521,875.38
Change from 05/13/2022 Report				6,688.16
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	\$749,874.94
Personal Note	Monthly on 1st...\$2191.00		6.00%	110,088.12
Accounts Payable				38,173.52
BB&T Credit Card				4,514.82
Cash Balance 05/27/2022				521,875.38
Cash Balance 05/12/2021				465,811.83
Difference				56,063.55

### Unfinished Business – Vince Laverghetta

The Board discussed the fact there are also other projects that need our attention in addition to the items already reported in these minutes (the cart barn roof needs replaced and the kitchen needs repairs). The Board agreed that the three top priorities are (1) replacing the cart barn roof, (2) restaurant repairs, (3) fixing cart paths. The Board agreed that it is feasible that certain projects can be worked on simultaneously.

Meeting adjourned at 9:00 a.m. The next Board Meeting will be held on June 10 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,  
Esther Patterson, Secretary