

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
July 8, 2022

A meeting of the Board of Directors for The Monarch at Royal Highlands, Inc. was held at 8:00 a.m. in the Library at the Rec Center. Those present: Vince Laverghetta, Esther Patterson, Jim Oddo, Bill Ortals, Therese Buono, Lisa Ritchey, and Steve Bryan. Steve Ryan was absent. Terry Stephenson, Course Superintendent, Luis Colon, General Manager, and Lisa Ann Breed, F/B Manager, Crown & Shield, were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the June 24, 2022, meeting were approved.

Superintendent's Report – Terry Stephenson

- Fairway mower down; maintenance called to come out and look it over.
- Due to the shortage of our water allocation, we plan to water the fairways and roughs every 2 to 3 days as opposed to every day. We will continue to keep the normal water schedule for greens and tees. If we start getting some much-needed rain, we will adjust the schedule. Terry and Luis will come up with a contingency plan if the drought continues.
- The course will be closed on July 25th to DryJect the greens.
- Discussed delaying the fairway project due to the current water situation and bring this subject up again in the Spring, which is a better time to do it.
- Terry will look at another option to access hole #3 rather than drive in front of hole #9.

Food & Beverage Manager - Lisa Ann Breed

- Hired quite a few new employees and they are doing very well.
- Two of the 3 water filters installed; the last one will be installed this month.
- Iced tea machine has not worked for 2 months, at which time the vendor was notified. The mother board is "fried", and they will get us another machine as soon as one is available.
- The coffee machine is obsolete, and needs replaced. Lisa getting price quotes.

General Manager's Report – Luis Colon

New Business

- June Income statement pending, waiting on P&L and BS.
- June Department Income Summary report (ForeUP report) - Departments to pay attention to controllable expenses for the next 90 days to include payroll.
- Membership statistics and summary report submitted to Executive Board members and Membership Chair.

Old Business

- Golf Course Cart Paths update: PAQCO Inc. and PACE Concrete Inc. conducted two walkthroughs. The number one concern voiced by both companies is the logistical challenges to get the materials to the remote locations with small equipment to minimize turf damage. Quote provided to the Board. Luis, Terry and Executive Board will meet to review the quote in detail to be clear on exactly what is going to be done, and then discuss it with the rest of the Board.

- Culligan water filtration Company of Ocala installed 2 out of 3 new filters/systems on 6.28.22. Will return on install carbonation system filters.
- Cart Barn roof – There are currently no leaks, and an employee is willing to fix the ridges in the one section of the roof to prevent any water leakage. Recommend we do not install new roof at this time.
- Restaurant Upright Freezer – decided to fix the existing equipment rather than buy a new one.

Secretary – Esther Patterson

Esther observed several outside vendors going into the bathrooms (ie, on hole #13), and found that the bathroom doors on both holes #5 and #13 are left unlocked. It was discussed that many players do not lock the bathroom doors anyway after using the restrooms. Luis will check on the codes to see which ones are working and will reactivate the codes to see what the results are.

Vice President – Lisa Ritchey

25th Anniversary – Save the Date eblast went out on June 25th advising members of the golf outing on September 11 and the celebration on October 24. If members have any memorabilia from the Monarch Golf Club, they are asked to contact Carolyn Case.

Treasurer’s Report – Steve Ryan

Payroll hit today (about \$35,000) and a recent insurance premium of \$8528.57. Also note Raymond James and Ford Interest Advantage have adjusted their rates.

Treasurer's Report				8-Jul-22
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	Truist	0.00%	35,473.64
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	22,779.70
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	1.35%	322,688.95
Non Operating Investment Account	Institutional MM	Raymond James	0.56%	98,630.50
Cash Balance as of 07/08/2022				480,972.79
Change from 06/24/2022 Report				(18,545.80)
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	\$735,639.80
Personal Note	Monthly on 1st...\$2191.00		6.00%	106,798.23
Accounts Payable				N/A
BB&T Credit Card				2,027.98
Cash Balance 07/08/2022				480,972.79
Cash Balance 07/09/2021				450,654.71
Difference				30,318.08

Membership – Bill Ortvals

Resignations: Rick and Reka Reaktenwalt from Equity Family – eff 6/1/22
Judy Ambrosio from Charter Single Equity – eff 7/1/22

Building and Grounds Report – Steve Bryan

We need to hire a professional to take the tree down that is dying in front of the parking lot. Luis to talk to the CAM to see if it can be included in the community tree cutting scheduled for September 9th.

Steve will get volunteers to help cut the foxhatchie grass on several of the fairways on the day the course is closed this month.

Steve mentioned that Michelle Penski, Sandi Bryan and Robin Teets have taken over the large garden area on #16 fairway. Steve thanked all the volunteers for the work being done around the course during these hot summer months.

Communications – Therese Buono (Nothing to report)

Golf – Jim Oddo

Jim is working with the Editor of The Happenings Newsletter to include ads of the businesses who donated to the Member Guest tournament.

Bill mentioned that several members inquired about changing the July 4th Couples Golf Tournament to a day other than the 4th so that members could participate in the community 4th of July events. Jim advised that we tried that several years ago and received complaints from the golfers with requests to move it back to the holiday date.

Unfinished Business – Vince Laverghetta

The Board discussed the status of the projects that need our attention

- Cart Barn Roof Replacement – On Hold
- Cart Path Repairs/Extensions – In review
- Restaurant Repairs – In Process
- Fairway Treatment/Improvements - Delayed

Meeting adjourned at 9:20 a.m. The next Board Meeting will be held on July 22 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,
Esther Patterson, Secretary