

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
October 14, 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, Steve Ryan, Bill Ortals, Lisa Ritchey, and Steve Bryan. Jim Oddo and Therese Buono were 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 September 23, 2022, meeting were approved.

Superintendent's Report – Terry Stephenson

- The 4500 mower fixed (has been down for 2 weeks). The 7500 mower is down – parts backordered from factory.
- Sprayed pre-emergent for poa annua control around fairways, tees, and greens.
- Sprayed Transit herbicide on greens for poa annua control.
- Finished edging cart paths.
- Could not get sod before hurricane; will be putting soil around new paths and will seed with winter grass. Will look at sodding these areas next spring.
- Will be putting out winter grass on greens and collars and approaches 10/27; fairways and tees on 10/31.
- No driving in fairways for 2 weeks after 10/31.
- Edging irrigation heads around course.
- Ordered prisms (for range finders) for top of flagsticks.

Food & Beverage Manager - Lisa Ann Breed

- The Hospice Tournament buffet luncheon went extremely well. There were 120+ in attendance, and the meal was delicious, and the server staff was excellent. The Board thanked Lisa for a job well done!
- We are short-handed in the back (kitchen) and front (dining area) of the house. Have an interview today for an additional chef.
- We are catering the Octoberfest at the Great Hall on 10/15 which will result in revenue of \$4500.
- October is a busy month as we are preparing for the 2-day 25th Monarch Golf Club anniversary celebration.

General Manager's Report – Luis Colon

New Business

- July Income Statement, August P&L and BS and Income Statement
- Delayed reports to BOD and website posting – discussion
- Freshman club survey discussion
- Club management office staff (GM and accountant)
- Club year end accounting and tax management company review, need new company

- 2023 New golf cart fleet. Received email from Yamaha. Shortages in production and lack of materials are driving the prices up. Working on closing contract before the end of October
- FY23 budget, still working on it

Old Business

- Commercial insurance company premium increases, looking for quotes to find a lower premium. Still working on it
- RH monthly assessment, Board president input

Secretary – Esther Patterson

The Annual Meeting is scheduled for Monday, December 12th at 6:30 pm. I will get volunteers for Greeter/Ballot Count, and work with Therese Buono regarding eblast mailings next month.

Treasurer’s Report – Steve Ryan

Treasurer's Report				14-Oct-22
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	Truist	0.00%	69,264.05
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	17.91
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	2.50%	199,178.45
Non Operating Investment Account	Institutional MM	Raymond James	0.65%	98,560.24
Cash Balance as of 10/14/2022				368,420.65
Change from 09/23/2022 Report				(52,578.16)
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	\$728,479.80
Personal Note	Monthly on 1st...\$2191.00		6.00%	103,425.36
Accounts Payable				n/a
BB&T Credit Card				1,038.20
Cash Balance 10/14/2022				368,420.65
Cash Balance 10/08/2021				454,888.81
Difference				(86,468.16)

Accounts Payable will be available next report.

Vice President – Lisa Ritchey

25th Anniversary – The announcement letters have been sent out and everything is going as planned. This event is open to all past and present members of the Monarch Golf Club, and all club members are reminded to extend the invitation to any previous club members.

The Golf Outing is scheduled for Sunday, October 23. Sign-up sheets are located in the lobby.

The Gala Celebration is scheduled for Monday, October 24 at 5:00 PM at the Crown and Shield Restaurant. This will be an evening filled with delicious hors d’oeuvres, music, camaraderie,

memories, champagne toasts, and fun. Please sign up on the sheet located in the Pro Shop, or email Lisa Breed at lisaa@monarchgolfclub.com to register.

Membership – Bill Ortvals

Adds: Ruth Anderson Single Limited General – eff 10/1/22

Building and Grounds Report – Steve Bryan

New flowers and plants have been purchased for the garden on #9 (near Monarch Blvd) to add some color to the area. All gardens around the course are looking great and are being well kept thanks to the many volunteers.

A thank you will be sent to the group of volunteers who helped in the effort to do cleanup after the hurricane.

Communications – Therese Buono (absent)

Golf – Jim Oddo (absent)

President – Vince Laverghetta

- RHPOA assessment – I had a meeting with the RHPOA regarding the dues assessment which was the standard rate for 3 homeowner lots. That amount included a Comcast rate (which we already pay separately). Thanks to Gary Ritchey and his efforts on our behalf to convince the RHPOA to reduce the amount we are being charged minus the Comcast rate – a savings of \$2600/year.
- Restaurant hours of operations, staff shortages, hiring challenges - we are having a severe staffing issue which may force us to close the restaurant on certain days simply because we cannot properly staff it.
- RHPOA cost increase for ad inserts in the “Happenings” newsletter - we will not be including our monthly restaurant menu calendar in the future issues due to the increased cost of advertising being required by the RHPOA.
- Freshman club “survey”. We received an email from the Freshman Club which included a survey concerning the Crown & Shield Restaurant level of service and quality. We will be sending a response acknowledging the items identified in the survey and requesting the date the survey took place to better understand the comments and address them.
- Nominating Committee for Annual Meeting:
 - Vince Laverghetta (Chair)
 - Bill Ortvals
 - Jim Oddo

Meeting adjourned at 9:25 a.m. The next Board Meeting will be held on October 28th at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,
Esther Patterson, Secretary