

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
April 26, 2024

A meeting of the Board of Directors of the Monarch at Royal Highlands, Inc. was held at 8:00 a.m. in Mtg Rm A at the Rec Ctr. Those present: Vince Laverghetta, Esther Patterson, Steve Ryan, Rick Mason, Terry Pollard, Bill Ortals, Bonnie Rex, and Dean Woodle (via phone). Wendell McDannel was absent. Craig Shelton, Course Superintendent and Luis Colon, General Manager, and Dawn Catando, Restaurant Manager, were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the April 12, 2024 meeting were approved.

### **Course Superintendent – Craig Shelton**

#### **Recent activity:**

- Sprayed greens with 2<sup>nd</sup> application of herbicide for goose grass control
- Top-dressed greens
- Sprayed tee tops for broadleaf weeds
- Filled washouts on greens surrounds.
- Fertilized greens with granular fertilizer.
- Sliced hole #18 tees, fairway, and rough
- Trimmed hedges around club house and cart barn.

#### **Equipment issues:**

- All 4 rough mowers have been down over the past two weeks. Both z-turns along with the 3500 and 4500. They are all back in operation except the 3500 which is waiting on a starter to be delivered. This machine mows green and tee surrounds. Rough is not growing as fast as summer but if you see any areas in need of attention this is why. We were not able to mow out the entire course this week as usual.

#### **Staffing:**

- Hired a new part time employee to replace our seasonal employee who returned to Pa.
- Bill Claus our mechanic has given notice due to health reasons. He has a rotator tear in one shoulder and his knees make it difficult to get up and down. He will be undergoing surgery soon. He hasn't given a firm exit date as he is trying to stay long enough for us to replace him. I would like to personally thank Bill for his years of service to Monarch and the support he has been to me during my term. I will be assisting him where I am able, and the new hire also has strong mechanical and welding skills. He will be primarily on the course but is able to move into the shop from time to time when needed. He is only a part time employee working 3 days a week and every other weekend.

#### **Notes:**

- As everyone knows transition is now in full swing. High daytime temps along with low humidity are beginning to take out the winter overseeding. I am running extra water in the early mornings and the afternoon ahead of play. With our limited water allocation most of the extra water is being utilized in the most severely stressed areas. Trying to slow down the exit of the ryegrass till Bermuda is fully awake. Bermuda is growing again but still not 100 percent due to low nighttime temps in the 50s.
- Most of my time for the past couple of weeks has required me to focus on irrigation repairs. We are getting caught up and most problems found have been repaired. We still have a few issues but are chipping away at them as quickly as possible. Kim, my assistant, is picking up on things quickly and doing a great job but 6 months isn't enough time to learn everything. When not working on or running irrigation my time has been devoted to spraying.
- We are seeing good results on #1 fairway from the prior maintenance we listed in an earlier report. Spraying the nematicide is probably the biggest contribution to improvement. Grass is still thin and needs to fill in in

these areas that were always chlorotic looking, but the grass that is there has much better color and vigor. We will keep treating it with extra fertilizer to encourage growth recovery.

- As mentioned in last report we will be staging sand on the course this coming Sunday and aerifying greens on Monday.

## **Food and Beverage Manager – Dawn Catando**

### May Upcoming Events:

5.4 Private Function. Restaurant will be closing at 3:00pm. Bar closing at 5:00pm

5.12 Mother's Day Brunch Reservations are required. Two seatings available: 12:00pm & 2:30pm

5.13 Taco Buffet Bingo. Restaurant will be closing at 4:00pm

5.18 Birthday Bash. Private Function. Restaurant will be closing at 3:00pm

5.19 Veteran's Social at 3:00pm

5.22 Trivia & Dinner. Restaurant will be closing at 4:00pm. Reservations are Required

### Kitchen BOH & FOH:

Staffing: Still an issue with both the front and back of the house.

Advertising: Social Media outlets, establishing new ones and updating current Clubs within the community:

Connecting with group leaders to generate business

## **General Manager – Luis Colon**

1. Accounting firm update – We received P&Ls and BSs through March from the accounting firm. We are up to date with the financials. Next step is to complete all Income Statements to get back on track.
2. Monthly account payments – As a reminder, account payments are due to us by the 21<sup>st</sup> of each month. That means, payments are to be posted by the 21<sup>st</sup> of each month. We are receiving payments from banks' bill pay customers after the 21<sup>st</sup>. Please ensure the checks are generated early enough to allow enough time for the mail to be delivered and for the customer payment(s) to be posted prior to the 21<sup>st</sup>. The club does not use the check date, we use the date we receive the payment.
3. Monarch Golf Club salary and hourly employees – The club management team, including myself, manage all hourly employees and make decisions in the best interest of the club. The decisions are informed based on current conditions. I ask that you trust the decisions of the management team and do not use perception and personal opinions to point out what you believe to be wrongdoing on our part. Any questions, see me one on one. Your club management team does not owe anyone an apology for employees resigning and for letting go of any staff member.
4. Monarch Golf Club Crown & Shield restaurant operation and letter from a member. Discuss the letter with the BOD members. GM to get an email to membership to assure all members that personnel decisions are in the best interest of the club, not personal.

## **President – Vince Laverghetta**

- Informational Meeting: Tentatively planning to hold a mid-year Informational Meeting for all members on Sunday, May 19<sup>th</sup>. To be discussed further at the next Board meeting.
- Garden Sponsors: The following policy was presented to the Board:
  - Objective: Document the process for the approval of the construction and maintenance of a volunteer garden on the property of the golf course.
  - Accountability: The Board of Directors retains the authority to amend the policy at its sole discretion.
  - Background: The Monarch Golf Club has a long history of generous sponsors who donate their time, talent, and resources to enhance the beauty of our property. The results have been beyond our greatest expectations and continue to enhance the beauty of our wonderful golf club. Sponsors are given the freedom to design, construct and maintain gardens within the property of the golf course provided they do so within the guidelines established by this policy.

- Approval of Gardens: Gardens within the golf course must not interfere in any way with the play of our members and guests. The purpose of the garden is to enhance the beauty of the property and not be a distraction or interfere with play. Therefore, all gardens must be approved by the Course Superintendent and the Chairperson of the Building and Grounds Committee. Garden sponsors will submit a site plan complete with the specific area under consideration, types of plants to be utilized and any decoration or signage they may wish to incorporate. The goal of the approval process is not to stifle creativity, but to ensure the garden will not interfere with play, introduce any plant species that would be invasive or contain any signage or decorations that may be objectionable to our members and guests. Such items shall not be offensive, disrespectful, or political or sectarian in nature.
- General guidelines: Once approved, the construction and maintenance of all volunteer gardens shall be the responsibility of the sponsor. Whenever possible and safe, sponsors will remove all signage and decorations that may become a hazard during a tropical storm. Should a sponsor not be able to continue to maintain their garden, the Chairperson of the Buildings and Grounds Committee will assist in recruiting a new sponsor.
- Signage and Decorations: Golf and club related signage and decorations are encouraged. If signage and/or decorations are present in the gardens when this policy is instituted, they shall be grandfathered in and allowed to remain. In the future, any signage and decorations will have to be approved as outlined in this Garden Sponsors Policy.

**Vince Laverghetta made the motion, seconded by Rick Mason, to adopt the Garden Sponsors policy as presented to the Board. Motion approved.**

## **Treasurer's Report – Bonnie Rex**

<b>Treasurer's Report</b>				<b>25-Apr-24</b>
<u>Account</u>	<u>Account Type</u>	<u>Bank</u>	<u>APY</u>	<u>Balance</u>
Cash - Operating	Checking	Truist	0.00%	\$ 272,937.92
Petty Cash	Currency	Office Safe	0.00%	\$ 1,400.00
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	5.50%	\$262,230.16
Non Operating Investment Account	Institutional MM	Raymond James	5.16%	\$ 17,362.42
	Cash Balance as of 04/25/24			\$553,930.50
	Change from 04/10/24			\$ (43,461.22)
<u>Account</u>	<u>Due</u>	<u>Monthly Amount</u>	<u>Interest %</u>	<u>Balance</u>
BB&T Loan	Monthly on 28th	\$ 10,101.43	4.80%	\$579,100.95
Personal Note (2020 Pump House)	Monthly on 1st	\$ 2,191.28	6.00%	\$ 68,358.28
Personal Notes (2024 Golf Carts)	Monthly on 1st	\$ 4,689.02	0%-6.5%	\$312,630.11
	Total Long Term Debt	\$ 16,981.73		\$960,089.34
Accounts Payable				n/a
Truist Credit Cards				\$ 1,959.93
Cash Balance 04/25/2024				\$553,930.50
Cash Balance 04/14/2023				\$498,606.06
Difference				\$ 55,324.44

## **Finance Advisory Committee – Bonnie Rex**

Truist has everything they need from us for the loan. They will let us know by May 6<sup>th</sup> of their decision.

**Vice President – Steve Ryan (Nothing to report)**

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

**Member at Large – Terry Pollard**

Will work with Rick Mason and Wendell McDannell and research the idea of a floating fountain for hole #3. Will get some prices and review electrical needs prior to next Board meeting.

**Building and Grounds – Wendell McDannel (absent)**

**Communications – Dean Woodle**

- Will review the website for any updates needed to the current information.
- The MMGA used its 50/50 course improvement money to purchase the new flag sticks, trap racks and a couple of new trash cans.
- The cost to profit for advertising in the Villages newspaper is not realistic. We do not want to create a new Monarch Golf Club Facebook page – there already exists one for the MMGA/MWGA.

**Membership – Bill Ortvals (Nothing to report)**

**Golf – Rick Mason**

- Since the golf course is closed on Monday, that would be a good time to do maintenance in the kitchen area.
- Discussed the idea of going to tee times during the week to accommodate more play.
- Will send out a reminder to members to ride 2 per cart for less wear to the course especially on the cart path entrances and exits.
- The Golf Committee made a decision on what to do on hole #6, which was formerly a free drop area. It was decided to make that area a normal part of play since there is no defined border. Will work with course maintenance staff to remove as much coquina as possible.
- Vince offered the needed funds to purchase a canopy tent for when the outdoor grill is being used at a cost of no more than \$150.00. The money will come from the Patio fund.
- Discussed the condition of wood fencing surrounding the pumps behind the Great Hall.

Upcoming events

Memorial Day Tournament and lunch	Monday, May 27, 2024
Women's Shootout	Sunday, June 9, 2024
4 <sup>th</sup> of July Tournament and lunch	Sunday, June 30, 2024
Men's Shootout	Sunday, August 18, 2024

Next Golf committee meeting: Tuesday, April 23, 2024

Meeting adjourned at 9:20 a.m. The next Board Meeting is scheduled for May 10, 2024 at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,  
Esther Patterson