

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
June 28, 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, Bill Ortvals, Bonnie Rex, Terry Pollard and Dean Woodle. Rick Mason and Wendell McDannel were absent. Luis Colon, General Manager, Craig Shelton, Course Superintendent, and Dawn Catando, Restaurant Manager, were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the May 24, 2024 meeting were approved.

**Course Superintendent – Craig Shelton**

**Recent Activity for past month:**

- Completed first round of fairway slicing on fairways
- Sprayed greens for goose
- Sprayed greens with fertility, nutritionals, and soil amendments
- Filled potholes around golf course, including #6 fairway and approach.
- Sprayed beds at club house
- Continued herbicide applications on tees, fairways, and rough
- Spiked greens
- Fertilized golf course wall to wall, tees, fairways, and rough. This is the third application this year. We are pushing for rapid growth to grow in weak areas as weeds die out and to improve overall turf health. Also, this is one reason grass is so tall in between mowings. Overall turf health is much better and is noticeable during dry conditions. Fairways do not flash out as badly in dry conditions due to healthier, deeper roots.
- Sprayed for lubbers
- Bombed mole activity on #11 black tee and #10 approach.
- Spraying weeds in cart path cracks. Still (ongoing)
- Spraying weeds in bunkers and waste areas (ongoing)
- Edging irrigation heads, valve boxes, and drains (ongoing)
- Weedeated lake banks
- Sprayed ornamental grass beds
- Trimmed grasses along edge of cart paths.
- Sprayed herbicide on greens for sedges and signal grass

**Notes**

- Bad boy zero turn mower has been repaired but now the 4500 rough mower is out of service. We are currently mowing out the entire course once per week on interior but are still behind on the outlying areas of Bahia. HOC on the 7500 zero turn has been lowered to use on interior in place of the 4500.
- The irrigation issue on #10 has been repaired and area is receiving extra water.
- Greens are now healthy enough to begin lowering HOC and working on green speed.
- Holes #12 # 13 green have greened back up from last irrigation issue mentioned in prior report.

**Food and Beverage Manager – Dawn Catando**

**June Recent Events**

June 10<sup>th</sup> Italian Bingo

June 15th Birthday Bash

June 19<sup>th</sup> Highland Lakes Ladies Group

June 19<sup>th</sup> Trivia Night

#### Upcoming Events

June 29<sup>th</sup> Summer Series BBQ Buffet - Live Entertainment

#### Currently Working On:

Toby and I are working on new menus. Toby and I are working on price increases, and new products to be introduced. We have new menu options coming, new specials and entertainment nights beginning this month. We are reviewing Mongolian Night in view of poor attendance which may be due in part to our seasonal members being gone for the summer months. We will be introducing new items on Italian Night Buffet. We will be introducing EARLY BIRD Special Night beginning in July. We will also be introducing a seafood buffet on Friday nights. We are working on costs and controlling costs. Price changes have not been completed in some time and need to catch up with the increases going on. The need for Employees is still an issue, in both back of the house and front of the house. This continues to be a struggle.

#### **General Manager – Luis Colon**

1. Financials – April P&L, BS and Income Statement provide to BOD members on 6/9/24. A discussion will take place to bring Board members up to date on performance.
2. May 2024 P&L, BS and Income Statement will be provided to BOD members by July 5, 2024.
3. Club performance in the summer. Revenue is low and we are experiencing very low numbers on public play, which equates to less traffic in the restaurant as well. Department heads are to monitor controllable expenses and manage hourly employees based on operational needs and not a blanket set weekly hours.
4. Golf Club property work in July. We have a lot of work and equipment scheduled to be on the property on July 23<sup>rd</sup>. There will be emails and coordination for volunteers going out. We ask for membership support to keep all work internal without outsourcing any personnel needs. More to follow from the volunteer coordinators.
5. Point of Sales platform. Started conversations with NBC Golf Now on a possible package to include hardware and software. Reason, ForeUP support lacks the knowledge and ability to correct issues on a timely manner. More to follow on available POS platforms and packages the Club can take advantage of it given the fact that our current computer hardware and software platform is dated and needs replacing.
6. 2024 Member Guest Tournament closure. Paid bills through the club bank account exceeded deposits by \$706.00. Cash collected from hole 13 and 50/50 covered the deficit. There is a surplus of \$277.00 cash in the office safe from the tournament.
7. Regarding the bank loan: The environmental Phase I report is complete. The appraisal was done. We have met all of our requirements, and the bank has everything they need. We are awaiting the final word from Truist.

#### **Vice President – Steve Ryan**

Steve asked if there was anything that could be done regarding members riding in their own carts instead of sharing a cart with another member. Luis will continue to monitor this situation and enforce the “cart sharing” if the situation warrants.

#### **Secretary – Esther Patterson**

Esther will look into the files regarding the original Articles of Incorporation to determine the date we purchased the golf course from the developer.

#### **Member at Large – Terry Pollard (Nothing to report)**

#### **Building and Grounds – Wendell McDannel (Absent)**

## Treasurer's Report – Bonnie Rex

Treasurer's Report				26-Jun-24
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	Truist	0.00%	\$ 161,822.79
Petty Cash	Currency	Office Safe	0.00%	\$ 1,400.00
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	5.50%	\$365,188.88
Non Operating Investment Account	Institutional MM	Raymond James	5.16%	\$ 17,514.59
	Cash Balance as of 06/26/24			\$ 545,926.26
	Change from 05/13/24			\$ (11,231.63)
Account	Due	Monthly Amount	Interest %	Balance
BB&T Loan	Monthly on 28th	\$ 10,101.43	4.80%	\$563,495.51
Personal Note (2020 Pump House)	Monthly on 1st	\$ 2,191.28	6.00%	\$ 64,650.05
Personal Notes (2024 Golf Carts)	Monthly on 1st	\$ 4,689.02	0%-6.5%	\$ 306,307.16
	Total Long Term Debt	\$ 16,981.73		\$ 934,452.72
Accounts Payable				n/a
Truist Credit Cards				\$ 185.55
Cash Balance 06/26/2024				\$ 545,926.26
Cash Balance 06/23/2023				\$471,583.76
Difference				\$ 74,342.50

## Finance Advisory Committee – Bonnie Rex

We are awaiting the completion of the bank loan before proceeding with the FAC.

## Membership – Bill Ortbals

### Adds:

Diane Dixon                      Single Limited General - eff 6/1/24  
 Robin Teets                      Single Limited General - eff 6/1/24

### Status Changes:

Nick & Cindy Van Dewerker    Equity Family to Limited Equity Family - eff 5/15/24  
 John Wassenaar                  General Single to Equity Single – eff 6/1/24  
 Donnie Stewart                  General Single to Limited General Single- eff 6/1/24  
 Selden & Beth Skelly            Seasonal Equity Family to Equity Family - eff 6/1/24  
 Ron Solomon                      General Single to Equity Single – eff 6/1/24

### Resignation:

Henrik Edeback                  Limited General Single – eff 6/1/24

## Golf – Rick Mason (Absent)

## Communications – Dean Woodle (Nothing to report)

Meeting adjourned at 10:00 a.m. The next Board Meeting is scheduled for July 12, 2024 at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,  
 Esther Patterson