

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
December 13, 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, Bonnie Rex, Terry Pollard, Dean Woodle, Rick Mason (via phone), Bill Ortvals, and Wendell McDannel. Luis Colon, General Manager (via phone), Craig Shelton, Course Superintendent, and Dawn Catando, Restaurant Manager were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the November 22, 2024, meeting were approved.

Course Superintendent – Craig Shelton

Recent activity

- Sprayed greens with fungicide, fertility, and nutritional.
- Spiked greens
- Continued edging cart paths. Back complete, working on front.
- Ground stumps at #2 tee and #13 green from trees brought down during hurricane
- Continued storm clean up where water has subsided
- Weed eating lake banks. Ongoing.
- Re-seeded approach on hole #6, driving range tees and touched up other areas around course.
- Cut back roots away from cart path at #2 lady's tee.
- Weed-eated around the golf course where needed. Ongoing.
- Cut out roots below cart path at #2 tee and leveled cart path.
- Filled divots on tees.

Notes:

- Even though water is finally receding on the left side of #5 and #6 it is still too wet to mow. Please be patient until it dries down enough to do so.
- Goosegrass on greens is stunted. You will not see it turn brown due to the pigment that is being sprayed on the greens. This is why it looks so green. Poa annua control on greens very good thus far.
- Due to current green speeds some hole locations we use during summer are now unusable. On some of the subtle slopes the ball will roll. We have been retraining and working with set up staff to make sure they don't place hole locations on unfair areas where you are not able to stop the ball. This is in response to what I witnessed on #13 green while grinding stumps.

Food and Beverage Manager – Dawn Catando

December Events

December 13th, Celebration of Life McDermitt
December 13th, Clermont National Holiday Party
December 14th, Birthday Bash
December 16th, Match Play
December 17th, Great Hall Event
December 18th, Plantation Ladies Breakfast
December 24th, Christmas Eve Buffet
December 31st, New Years Eve Wine Dinner

Currently Working On:

- Laura Bogan and Nicolette Smith are both working out well so far. Both servers work hard and have received great compliments from patrons. I have another server out for two weeks from an illness. So we are again short on staffing.
- We have received great reviews from the events that we have completed this past week. Three of the outside events we completed this past week have already booked their events for next year. We also received great reviews from our MWGA Closing Dinner this past Monday. We have a few events coming up this weekend and the next week so we will remain busy until the latter part of the week, with our main focus on the Great Hall Event December 17th.

General Manager – Luis Colon

1. FY25 BUDGET – Submitted 2 drafts per Board request for review. One has a 3.5% DUES reduction for the months of January-September 2025. The second one has the same reduction with department line adjustments to balance the budget (awaiting BUDGET approval).
2. Membership roster and statistics report. December 1, 2024 submitted for review and discussion
3. Old Business
 - a. New Point of Sales and billing platform – Website under construction. Next week we anticipate the transfer of files and data (POS) and begin testing.
 - b. FCCI insurance company (McGriff Co) – Sam Brickley reviewed the documents. I owe him the emails stating we are not covered for wind nor tree damage. More to follow
 - c. City of Leesburg Public Works Department Grease Management Program – Awaiting a quote for both a repair and a replacement of the grease trap due to collapsed wall and rebar exposure. The club will be either repairing it or replacing the trap. No quote provided as of 12.12.24
- Luis was asked to clarify the holiday policy for those wanting to bring guests. Any exceptions are handled on a one-on-one basis with the General Manager.

President – Vince Laverghetta

- The board was presented with a draft version of the FY2024-25 budget which included a 3.5% increase in membership dues. After review, the Board requested another version with a request to balance the budget without the dues increase.

Steve Ryan made the motion, seconded by Bill Ortvals, to accept the FY2024-25 budget with the 3.5% membership dues increase. Motion failed.

The Board received the FAC recommendation and thanks them for their input in this decision making process. We realize it is absolutely necessary to keep our golf course in excellent condition for it to be meaningful to our members as well as the ability to draw business. It is important that we maintain a high rate of excellence on the Golf Now platform as this helps attract golfers to our area. We are aware of the cost of golf, the cost of living, and the fact that member dues have increased every year for the past 3 years. We realize that we need to push hard next year to build membership in order to have a constant source of revenue. And, it is extremely important that we continue to make the necessary improvements to the course, while having a balanced budget.

Vince Laverghetta made the motion, seconded by Bonnie Rex, to accept the FY2024-25 budget without the 3.5% membership dues increase. Motion approved.

- Vince and Esther will stay after the Annual Meeting to assist the new Board members with the transition.
- Vince advised the board that there was a longstanding policy regarding not hiring relatives of members for any position at the club, and this was amended in September 2019 to allow an exception to this policy. The new board may want to consider reverting back to the old policy to avoid any questions in the future.

Secretary – Esther Patterson

- Annual Meeting – Monday, December 16, at 7:00 PM at the Crown & Shield
 - The ballot envelopes were placed in the Pro Shop for pickup (in order to save on postage). Only 27 envelopes had to be mailed.
 - Scheduled Keith Beile & Carolyn Upchurch as Greeters and Mike Kowalski & Peg Johnsen as Ballot Counters for this event.
- 20th Anniversary Recognition/Celebration- Tuesday, December 17, 2024 – Great Hall
To date we have 164 guests attending (82 charter, 63 equity, 19 guests). Everything is going as planned and we are making every effort to stay below the approved budget amount.
- Green books are being updated and should be available for the new Board at the next meeting.
- Board meetings have been scheduled for 2025 through the Rec Ctr for the 2nd & 4th Fridays of each month from 8:00 A.M. to 10:00 A.M.

Vice President – Steve Ryan (Nothing to report)

Member at Large – Terry Pollard (Nothing to report)

Treasurer's Report – Bonnie Rex

Treasurer's Report					11-Dec-24
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 135,783.09	
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	5.50%	\$284,479.15	
Non Operating Investment Account	Institutional MM	Raymond James	5.16%	\$ 17,893.80	
	Cash Balance as of 12/11/24			\$439,356.04	
	Change from 11/20/24			\$ (18,016.19)	
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$644,293.29
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 53,300.81
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$286,746.74
	Total Long Term Debt		\$ 13,116.62		\$984,340.84
Accounts Payable					n/a
Truist Credit Cards					\$ 343.98
Cash Balance 12/11/2024					\$439,356.04
Cash Balance 12/08/2023					\$367,794.32
Difference					\$ 71,561.72

Finance Advisory Committee – Bonnie Rex

Meeting Minutes December 4, 2024

- Reviewed the equipment quotes from John Deere and Toro.
- Discussed pros and cons of lease vs purchase and new vs used.
- After a careful review of all aspects including the costs the Finance Advisory Committee is recommending the lease option for new equipment from Wescoturf for Toro equipment (Quote #26893).
- The FAC also recommends purchasing the Sod Cutter which was quoted at \$7,775.
Dean Woodle made the motion, seconded by Terry Pollard, to purchase the Sod Cutter from John Deere in an amount not to exceed \$7,775. Motion approved.
- The FAC also completed a lengthy review of the draft budget V-2 11.07.24 and the FAC is recommending to accept this budget.

Building and Grounds – Wendell McDannel (Nothing to report)

Membership – Bill Ortvals (Nothing to report)

Golf – Rick Mason

- The Golf Committee held its last meeting of the year. We discussed this year's couples club championship. We wanted to clarify what is considered to be a couple. A couple is 2 people on the same account or living in the same residence. Otherwise, the tournament would just be a best ball tournament. It was also discussed about adding a parking spot for this tournament since it was a club championship event. We decided not to add a spot for this tournament.
- MWGA wants to add a Crown Cup Event for next year. Once they decide on a starting date it will be added to the calendar. Since all matches are set up individually it won't interfere with any events already scheduled.
- Matchplay Scores - Matchplay scores should be recorded in the GHIN system. If a player is conceded a putt, they must accept the concession, but they can still try to make the putt after the winner of the hole is decided. The player can record their actual score for that hole for handicap purposes.
- Handicap Reviews and Adjustments - The biggest problem with Handicaps is not putting in the wrong scores but not putting in a score at all. All rounds should be reported good or bad. The committee will be discussing ways to better ensure all players are recording their scores.
- There have been several requests from members to have their handicaps adjusted for various reasons. All requests must be submitted to and reviewed by the Golf Committee.
- Crown Cup Championship

1 st place	John Buono
2 nd Place	Grant Rice
3 rd place	Selden Skelly
- Thank you to this year's golf committee:
John Buono, Ray Smith, Jim Oddo, Linda Carey, Craig Moore, Connie Ortvals and Luis Colon

Communications – Dean Woodle

Reviewed annual meeting presentation slides for any last minute changes.

Meeting adjourned at 9:20 a.m. The next Board Meeting is scheduled for December 27, 2024, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson