

**BOARD OF DIRECTORS MEETING**  
**THE MONARCH AT ROYAL HIGHLANDS, INC.**  
**Jan 10, 2025**

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: Rick Mason, Bill Ortvals, Bonnie Rex, Terry Pollard, Harold Beasley and Dean Woodle. Sandi Bryan and Wendell McDannel were absent. Luis Colon, General Manager, Craig Shelton, Course Superintendent, and Dawn Cantando, Food and Beverage Manager, were also in attendance.

Rick Mason called the meeting to order. The Minutes of the December 27, 2024 meeting were approved.

**Course Superintendent – Craig Shelton**

**Current Events:**

- Sprayed greens with fungicide and fertility
- Mowed out and weed-eated areas that have been too wet since hurricane
- Started edging bunkers
- Filled divots
- Top-dressed back driving range tee and re-seeded
- Cut roots out of tees on holes 2, 6, 13, 17, & 18
- Mowing rough this week.
- Bird house behind 15 green was damaged during storm. The water finally went down enough to get to it so it has been brought in and we are putting it back together. We will have it up asap. Thanks for your patience.

**Staffing:**

One employee short. Soon to be two. One man headed off to the Navy end of this month.

**Equipment issues:**

4500 rough mower down with PTO issue. Currently under diagnostics.

Cushman cart, which is the only cart capable of dragging the drag brush is down awaiting a starter. This is why we were unable to top-dress greens this week. Will try again next week after repairs complete.

**Food and Beverage Manager – Dawn Catando**

**December Events Completed**

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:**

We have received great reviews from the events that we have completed all through December. Everyone very pleased with food & Service. New Year's Eve Wine Dinner was a huge success. We are currently working on a new one for February 14th, Valentines Day. Our focus will now be on Golf & Community Events for January through April. Our first Event for January 11th has cancelled due to illnesses throughout Freshman Club that has affected the attendance. We have a Celebration of Life Saturday January 11th and 35 Golfers for Dinner Saturday Night.

## General Manager – Luis Colon

1. October and November Income Statements – not completed yet, need more time to finalize them.
2. Golf Courses maintenance equipment lease contract. Need signature ASAP. TORO Equipment will take about 12 months to be delivered.
3. Accounting/bookkeeping services – signed new contract with current company thru 31 December 2025. We can change services at any time without penalties. Looking for an internal accountant/bookkeeper parttime employee, which will help the club better manage the accounting needs.
4. Executive Board members – Need to have a closed session after completion of the BOD meeting.
5. Range Utility Cart needs replacement. Current short-term fix is using an undersized cart at a slower rate and including some hand picking of certain areas on the range. Tradeoff between replacement of the motor for ~\$3K compared to full cart replacement at ~\$18K compared to a lease of a complete cart at \$240/month for 48 months. The lease provides the quickest solution hopefully within 30 days.

**Rick Mason made a motion to lease a new Range Utility Cart at \$240/month. Motion seconded by Bonnie Rex and it received unanimous approval.**

6. There has been the anticipated uptick in outside play which is a real bonus to us making our annual budget. We appreciate our members for understanding if we need to make small adjustments to tee times or starting holes to accommodate this increase in golfers.
7. Old Business
  - (a) New Point of Sales and billing platform – Will start staff training next week with the last 2 days of training and data load scheduled for the 21st and the 22nd. New target date (go live date) is January 23rd.
  - (b) FCCI insurance company (McGriff Co) – Sam Brickley contacted FCCI/McGriff and the decision is final, no coverage for tree removal or debris. We are moving forward with the upcoming Commercial Insurance renewals and will ask for other company quotes.

## Treasurer's Report – Bonnie Rex

Treasurer's Report				8-Jan-25	
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 96,378.83	
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	5.50%	\$ 285,638.89	
Non Operating Investment Account	Institutional MM	Raymond James	5.16%	\$ 17,961.49	
	Cash Balance as of 01/08/25			\$ 401,179.21	
	Change from 12/24/24			\$ 7,240.41	
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$ 642,459.93
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 51,376.03
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$ 283,447.93
	Total Long Term Debt		\$ 13,116.62		\$ 977,283.89
Accounts Payable					n/a
Truist Credit Cards					\$ 200.71
Cash Balance 01/05/2025					\$ 401,179.21
Cash Balance 01/12/2024					\$ 722,100.08
Difference					\$ (320,920.87)
* Includes \$322,000 loaned to club from members for purchase of Golf Carts					

**Vice President – Dean Woodle**

Nothing to report

**Secretary – Sandi Bryan (absent)****Membership – Bill Ortvals****Adds**

Ralph Beighley	Rejoined as Charter Family Equity (Nancy back from medical)	Eff. 1/1/25
Paige Joyner & Liz Guinade	Equity Family (paid \$2500 equity fee)	Eff. 1/1/25
Henry & Cheryl Riehl	1-month Trial Membership	Eff. 1/8/25

**Status Changes**

Brian & Alice Heaslip	from Seasonal General Family to Seasonal Equity Family	Eff. 1/1/25
David & Diane Adlet	from Lim. General Family to Equity Family	Eff. 1/1/25
Roy & Barbara Colmer	from Gen. Family to Charter Family	Eff. 1/1/25
Bob Hurley	from Equity Lim Single to Charter Single	Eff. 1/1/25
Nick Vandeweker	from Equity Limited Family to Equity Limited Single	Eff. 1/1/25
Cindy Vandeweker	resigned Equity Family	Eff. 1/1/25
Ray Kerstin	from Seasonal Equity Single to full Time Charter Single	Eff. 1/1/25
Joe Maiorana	resigned Lim General Single	Eff. 1/1/25

**Golf – Harold Beasley**

Signup announcement for Member/Member on Feb 5<sup>th</sup> and 6<sup>th</sup> will be released today.

Have developed the committee for the 2025 Member/Guest tournament. The signup announcement will be released today.

Chair –	Harold Beasley
Co-chair -	Terry Pollard
Co-Chair -	Jim Oddo
Signage -	Craig Moore
Volunteers -	Cindy Hendricks
Sales/Marketing	Jeff Scott
Secretary -	Esther Patterson

**Marketing – Tom Cvikota**

Looking for Volunteers to support a Marketing Committee

Brought up a question as to why the legacy promotional to receive a discount at the C&S for your birthday is no longer available. No one on the current board knew the answer so it was determined that we should investigate any past motions that might shed light on this topic.

**Communications – Dean Woodle**

Discussed the topic of protecting members only information currently available through Google searches. As we move to the GolfNow platform we will no longer provide emails with direct links to sensitive information. Instead, an email will be sent to information the member that the information (e.g. BOD Minutes, Financial statement, etc.) is available for access by login into the members only section of the Monarch web site.

**Member at Large – Terry Pollard**

Nothing to report

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

Meeting adjourned at 9:35 a.m. The next Board Meeting is scheduled for January 24, 2025 at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,  
Dean Woodle