

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
April 11, 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, Bonnie Rex (via phone), Harold Beasley, Tom Cvikota, Dean Woodle, Terry Pollard and Esther Patterson. Luis Colon, General Manager, Craig Shelton, Course Superintendent, and Dawn Catando, Food and Beverage Manager, were also in attendance. Bill Orbals and Wendell McDannel were absent.

Rick Mason called the meeting to order and the minutes of the 3/14/2025 meeting were approved.

**Course Superintendent – Craig Shelton**

Highlights:

- Sprayed greens with second application of insecticide for mole crickets. This is one of the most active times of years for mole cricket mating, so they are constantly flying in searching for mates.
- Sprayed greens with fertility and nutritionals
- Edging irrigation
- Sprayed 16 fairway for mole crickets
- Still spraying around course for broadleaf weeds
- Spraying weeds in waste areas
- Sprayed again for lubbers

Notes:

- Green's aerification is scheduled for Monday the 28<sup>th</sup> of this month
- With cool nights and hot days turf is somewhat confused as to what to do. It tries to start waking up then cool nights move in and slow down spring growth. My main reason for referencing this is regarding goose grass on greens. Now that member guest is behind us, I will begin spraying greens again for goose; however, we need to make sure grass growth is sufficient to offset any herbicide damage.
- To promote green speed during member guest tournament I was maintaining greens on the drier side. In the past few days they have visibly dried down a little more than I wanted but they will be fine.

Upcoming projects:

- We will once again begin smoothing out approach on hole # 6. Hurricane washed out all our work last time before grass was established.
- Continue sod work on bare areas around bunker edges
- Craig was asked about the white lines marking where the carts exit the fairway. He had delayed this project in an attempt to shift the location. Now that Member Guest is over, he plans to start painting them 2x/week but was asked to research the cost before proceeding.

Rebuild Nursery/Test Green Project – \$21,173.96

Enlarge the green size from 2006 sq ft to 4500 sq ft

- Purchase 5000 sq ft of Tiff-dwarf Bermuda (\$8900)
- Purchase 178 tons of sand (\$8333.96)
- Rental Equipment: Skid Steer (\$3540) and Plate compactor (\$400)

Total cost includes tax and freight charges (does not include labor)

Need to start as soon as possible, probably next month.

**Rick Mason made the motion, seconded by Dean Woodle, to proceed with the Rebuild Nursery/Test Green Project in an amount not to exceed \$22,000.00. Motion approved.**

The Board thanked Craig and his staff for the excellent job they did in preparing the course for the Member Guest tournament.

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

### April Events:

April 12<sup>th</sup> Poker Run

April 17<sup>th</sup> Beat the Pro

April 19<sup>th</sup> Birthday Bash

April 20<sup>th</sup> Easter Buffet

April 27<sup>th</sup> Veteran's Social

### Currently Working ON:

- Member Guest has concluded and from the feedback it was a success. The responses have been very positive, with both great feedback on food and service.
- We have lost two employees in the last week. Dawn Duesch, Server, and Shauna in the kitchen. Toby and I are currently setting up interviews to hire staff. As we both need coverage in both back of the house and front.
- Toby and I are working on some newer specials to hopefully entice more patrons.
- I am meeting with Mike Donnelly to come up with a few items that may assist with the entertainment options throughout the summer.
- The price of food product continues to rise, so Toby and I are getting with vendors to offer options like the buy one get one burger special if we can find the price point through our vendors that can assist in the cost.
- Dawn was asked to look at the non-working equipment in the cart barn to determine what can be sold or scrapped.

## **General Manager – Luis Colon**

- The 2024 Annual Financial Review should be available shortly and will be included on the website for reference.
- Next week we should have all income statements through March.
- We will make a decision next week when we move to Golf Now.

The Board thanked Luis for his support, hard work, dedication and effort in helping to make the Member Guest such a success.

## **President – Rick Mason**

The date of the Annual Informational Meeting has changed due to scheduling conflicts with several Board members. More information to follow.

Still working with the HOA Board to put a sign out front of the community, advertising the Golf Club and the Crown & Shield "open to the public". Rick will get with Craig Moore regarding pricing.

The Board reviewed the Bylaws (Section F ... Suspension or Expulsion of Members) to get a better understanding of the procedure involved for violations.

## **Vice President – Dean Woodle (Nothing to report)**

## **Secretary – Esther Patterson**

The four drawer file cabinet in the cart barn used for storing Board documentation/materials needs to be replaced. We need one that can be locked. Terry might have one to donate.

## Treasurer's Report – Bonnie Rex

Treasurer's Report					4/9/2025
Account	Account Type	Bank		APY	Balance
Cash - Operating	Checking	Truist		0.00%	\$ 213,205.96
Petty Cash	Currency	Office Safe		0.00%	\$ 1,200.00
Ford Interest Advantage	Note/Checking	Ford Interest Advantage		4.59%	\$338,983.40
Non Operating Investment Account	Institutional MM	Raymond James		1.08%	\$ 18,155.32
	Cash Balance at	4/9/2025			\$571,544.68
	Change from	3/26/2025			\$ 52,303.87
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$636,460.09
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 45,543.76
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$273,455.10
	Total Long Term Debt		\$ 13,116.62		\$955,458.95
Accounts Payable					n/a
Truist Credit Cards					\$ 380.27
	Cash Balance	4/9/2025			\$571,544.68
	Cash Balance LY	4/10/2024			\$597,391.72
	Difference				\$ (25,847.04)

## Finance Advisory Committee – Bonnie Rex

In our January 10th BOD meeting we approved Vince Laverghetta as a member of the Finance Committee. Unfortunately, this was not included in the minutes. I've also confirmed that Steve Ryan is resigning from the Finance Committee.

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

### Membership – Bill Ortals

#### Adds

Jim Stanley - 1 month trial eff. 4/1/25

#### Status Changes

Sandi Talarek - Resigned Equity Limited Family eff. 4/1/25

Adam Talarek - Moved to Equity Limited Single eff. 4/1/25

Al Abrams - Resigned General Single eff 4-11-25

## Tom Cvikota – Marketing

The Board thanked Tom for arranging for the “welcome” sign on the fence at the green of Hole #9.

## Building and Grounds – Wendell McDannel (Nothing to report)

## Golf – Harold Beasley

- Member Guest – Harold thanked his committee, all the volunteers and Luis and his staff for the successful Member Guest tournament. He will schedule a meeting with the committee to go over the final results.
- The Golf Committee met to discuss an email received regarding a Black tee member driving to Hole #5 fairway to get to Hole #6 green during the Club Championship (in an effort to cut off the corner on the #6 fairway). This was advised to be a safety concern and tended to hold up play on #6 fairway. The committee

suggested that this course of action qualifies as “out of bounds” ... however, Luis advised that you cannot declare a general area OB per USGA rules. It was suggested that due to safety concerns, no one should cut the corner on hole #6 and if so, make sure someone from your group advises the players on hole #5 of your intent.

- The committee looked into a new golf tournament game called “Greens Keeper Revenge”. It involves the course maintenance staff/greens keepers setting up obstacles on each hole (ie, no flag in the hole, a flag outside the green, the hole surrounded by obstacles, lost clubs littered on the fairway, obstacles on the tee box, push carts submerged in bunkers, etc.) The goal no longer is just about the score but enjoyment, laughter, and the occasional shared frustration. Harold discussed this with Craig, and he said it was a workable idea. The committee will work out the details and plans to include this in next year’s calendar.

**Upcoming tournaments:**

Monday, May 26, 2025 – Memorial Day Tournament and Lunch

Friday, July 4, 2025 – 4<sup>th</sup> of July Tournament and Lunch

**Communications – Dean Woodle**

Will be working on the website once Golf Now has been installed.

Meeting adjourned at 9:30 a.m. The next Board Meeting is scheduled for April 25, 2025, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,  
Esther Patterson