

BOARD OF DIRECTORS MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
May 9, 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, Harold Beasley, Tom Cvikota, Terry Pollard, Bill Ortvals and Esther Patterson. Dean Woodle and Bonnie Rex were absent. Luis Colon, General Manager, and Craig Shelton, Course Superintendent, were also in attendance. Dawn Catando, Food and Beverage Manager, was absent.

Rick Mason called the meeting to order and the minutes of the 4/25/2025 meeting were approved.

Course Superintendent – Craig Shelton

Current events:

- Sprayed greens with fertility and fungicide
- Fertilized greens with granular fertilizer
- Sprayed collars, approaches, and rough around greens with 2nd application of herbicide for broadleaf weeds. Beginning to see results
- Sprayed tees with 2nd application of herbicide for broadleaf weeds. Beginning to see results.
- Top-dressed, leveled, smoothed out, and seeded approach on hole #6 with trial Bermuda seed.
- Filled in washout on right side of #5 fairway, leveled, and seeded with trial seed
- Seeded weak tees, most of which are caused by tree roots or shade, with trial Bermuda seed:
Black tees on #3, #4, #7, #17. Green and Gold tees on #6, #14. Silver tees on #6, #7, #12, #13, #17.
Driving range tees. Target green on driving range.

Notes:

1. Large limb recently broke and is touching ground by #6 tee box above electrical transformer. Hung up in canopy and don't think it's a major danger of coming down but needs to be brought down asap. Will call Florida Power to determine if they are responsible for the removal.
2. The lift driven is \$1,400.00 per week. Need to organize teams to go around entire course and bring down widow makers that are out of reach from ground, created by last hurricane.
3. The course is very firm and in need of slicing. I have not started due to current drought conditions. I didn't want to open up the soil and dry down course even more. Now that rainfall is returning and humidity levels are rising, we should be able to start soon.
4. Building a new nursery green to begin soon.
5. Green speed has been slow due to obvious reasons such as aerification. Turf has been juiced up with fertility to speed up recovery and growth to fill in holes. Today, 5/9/25, we rolled and double cut all greens. Next week we will lower the height of cut (HOC) and begin speeding them up again.
6. Craig was asked about fixing the cart path on hole #18. He will consider doing it next week and adding it to his schedule.

Please read: Craig asked that all members of the club be aware that a few of the course maintenance staff are new and are in training. If anyone has concerns about the quality of workmanship or the appearance of idle personnel, please contact Craig and/or Luis. Under no circumstances should a member confront one of the employees.

Food and Beverage Manager – Dawn Catando (absent)

General Manager – Luis Colon

- Point of Sales transition from the current platform to NBC Golf Now went into operation on Monday, May 5. The system is posting correctly and processing fine. Gift cards and rain checks still need to be loaded. Membership designations need to be cleaned up and online booking is not available on the website yet. It will take a few weeks for the new platforms to run smoothly. All customers will receive emails with instructions on how to create online credentials for your specific account, how to book online tee times and the new payment options on your bills starting June 1st. The new system will also have the option of separate credit accounts.
- Luis confirmed that all members of the Board of Directors need to be fingerprinted. There are still a few board members that need to be processed, and we have until June 1st to make this happen.
- Luis requested a capital expenditure to replace the AC unit at the maintenance building. The Maintenance AC unit is a 1997 original and went down. All Star tech stopped by and put a band-aid on it, yet not sure how long it will work. Parts are not available, and it is easier/more economical to get a new unit installed. The service call and repair is \$500.00+. The new unit installed is \$5,100.00 (all included).

Harold Beasley made the motion, seconded by Rick Mason, to approve the capital purchase to replace the old AC unit at the Maintenance building not to exceed \$5,100.00. Motion approved.

President – Rick Mason

- Wendell McDannel has resigned his position as Building and Grounds Committee Chair and Board member of the Monarch Golf Club for personal reasons. Terry Pollard has agreed to take over this role. We will not be replacing Terry's position of Member at Large. We thank Wendell for his time on the Board and wish him the best.
- Rick met with Toby and Dawn to discuss ideas to improve the restaurant business as we are getting daily complaints about the quality of the food, the timeliness of the service, as well as insufficient attention to detail (cold/soggy buns, lukewarm hot dogs, undercooked hamburgers).
 - The menu needs to be smaller, more consistent, and easier to manage. Now that summer is here, this is a perfect time to cut down on the menu and possibly do only one special per week. This hopefully will allow for more consistent preparation of the food. Toby was receptive to making changes to a more limited menu and will bring his suggestions to Rick and Luis after the Mother's Day event. The limited menu will not impact groups wanting specific foods for an event upon signing a contract with the restaurant
 - Luis mentioned the importance of the servers to start using the iPad for taking orders. This would get the order into the kitchen instantly and eliminate the delay due to keying the order into the computer to get it into the kitchen. This should expedite the timeliness of the food to the customer.
- Rick informed the Board there will be a 5% increase on all restaurant items across the board.
- The Annual Informational Meeting is scheduled for Sunday, May 18, at 6:00 p.m. in the Crown & Shield. All members are invited.
- Rick suggested we have only one Board meeting per month during the summer months.

Secretary – Esther Patterson (Nothing to report)**Vice President – Dean Woodall (Absent)****Membership – Bill Ortvals**

Has two commitments for October/November.

Tom Cvikota – Marketing (Nothing to report)**Building and Grounds – Terry Pollard (Nothing to report)**

Treasurer's Report – Bonnie Rex (Absent)

Treasurer's Report					5/7/2025
Account	Account Type	Bank		APY	Balance
Cash - Operating	Checking	Truist		0.00%	\$ 175,236.46
Petty Cash	Currency	Office Safe		0.00%	\$ 1,200.00
Ford Interest Advantage	Note/Checking	Ford Interest Advantage		4.59%	\$340,237.17
Non Operating Investment Account	Institutional MM	Raymond James		4.34%	\$ 18,220.98
	Cash Balance at	5/7/2025			\$ 534,894.61
	Change from	4/23/2025			\$ (34,987.70)
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$634,433.77
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 43,580.19
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$270,091.76
	Total Long Term Debt		\$ 13,116.62		\$948,105.72
Accounts Payable					n/a
Truist Credit Cards					\$ 1.87
	Cash Balance	5/7/2025			\$ 534,894.61
	Cash Balance LY	5/8/2024			\$595,585.80
	Difference				\$ (60,691.19)

Golf – Harold Beasley

- The golf committee met this week.
- Approximately 200+ scorecards were handed out to the committee to check for accuracy. Any corrections needed are given to Luis for handling.
- The committee is working on a 2026 draft golf calendar to start scheduling events for the year.
- Rick will help Harold with filling out the form to reserve the Great Hall for next year's Member Guest Tournament. This documentation is required by the Royal Highlands CAM in order to reserve the Hall.

Upcoming tournament:

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

Communications – Dean Woodle (Absent)

Meeting adjourned at 9:15 a.m. The next Board Meeting is scheduled for June 13, 2025, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson