

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
August 8, 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, Esther Patterson, Dean Woodle, Bill Ortvals, Tom Cvikota, Bonnie Rex (via phone) and Terry Pollard. Luis Colon, General Manager, Craig Shelton, Course Superintendent, and Dawn Catando, Food and Beverage Manager, were also in attendance.

Rick Mason called the meeting to order. The minutes of the 7/25/2025 meeting were approved.

Course Superintendent – Craig Shelton

As I begin my report, I would like to address everyone's concerns regarding tee boxes. First, we are not losing turf on our tees; we are, however, seeing the actual condition of our tees that existed when I started. When tees are covered with weeds many people only see green and aren't aware of what they are looking at or simply don't notice. As herbicides are sprayed and weeds begin to die, we can see actual conditions of turf. We will never have pure turf on the tee boxes until we get rid of the weeds, which have choked out the Bermuda by covering it up. About two years ago, I explained this process before, and the recommended course of action was approved along with the golf course hole by hole repairs. I began spraying herbicides and informed the powers that be of what to expect, which is what we are experiencing now. This is a 25-year-old golf course and weeds have been getting worse every year. During a process like this, appearances are going to look worse before they can recover. The only other option is major renovation of tee complexes which is very expensive. I hope this explains our current conditions. Rest sure that everything we are doing is in the best interest of the club, the golf course, and eventually, you will have a better product for you to play and a better product to attract more public play at a higher daily rate.

Recent activity:

- Continued spraying herbicides on fairways
- Sprayed goose grass on edge of green and collars
- Repaired irrigation on 15, 2, & 9
- Continued edging bunkers
- Currently weed eating around ponds
- Cut areas with sod cutter that are slated for re-sodding on hole #2
- Sprayed greens for goose grass
- Sprayed greens for mole crickets
- Sprayed greens with fertility and soil amendments
- Repaired racoon damage on 17 green
- Treated mole cricket activity around course with mole cricket bait. This activity is slowing down and we are seeing good control
- Area on 16 fairway filling in. Mowed the area with rough mower and fertilized
- Finished final grade on new nursery green. Still need to clean up around edge, green's soil needs more tamping and is almost ready for sod.
- Began weed- eating and spraying tall stalks of bahia in fairways.

Staffing:

2 people short. Looking for new recruits. In addition, we have been up to 4 people short some days due to employees calling off sick. This has required remaining employees to focus on keeping up with the basics such as mowing etc. including Kim and me.

Notes from the Board

There was much discussion regarding tee boxes, fairways, and greens – and where our priority should be. Luis went out on the course and golfed the back 9 to get a better understanding of the situation from a golfer's perspective. We all agree that the course is not in the shape we would like, and this will have a negative impact on revenue. We are very aware of the discontent of our members with the condition of the course. There are sandy patches on the greens, weedy areas in the fairways, goose grass surrounding the edges, and tee boxes with no grass. We know redoing the greens will be a very expensive item. We also know the cost of redoing our tee boxes and the labor needed for both. And we are aware of the budget situation for this fiscal year to date. In conclusion:

1. Rather than do nothing with the tee boxes in anticipation of redoing them in the future, we will continue to kill the weeds on the tee boxes, allowing the grass to fill in.
2. Craig will be over seeding the tee boxes with Rye grass as soon as the weather allows. It will be in the October time frame.
3. We will increase our efforts to kill the weeds in the fairways and on the greens.
4. We will look into outlining the options and the related costs of redoing all greens and tee boxes to include membership input regarding priorities.

Food and Beverage Manager – Dawn Catando

Past Events:

- Lewis Celebration of Life completed and went well. A lot of compliments and positive feedback from guests that attended.

Upcoming Events:

- August 11 Taco Bingo Night
- August 14 MWGA Scramble Lunch
- August 16 Birthday Bash

Currently Working on:

- Still trying to hire new staff and continue to work on staff training. We have hired a new full-time server. Her name is Saphyre Stepney. She does have experience with the POS system we now have so the training for her was simple and fast. I am in the process of hiring a full-time bartender. I'm still looking for one more server and bartender.
- Toby and I are working on the new streamlined menu. This has been on-going for the last few weeks. We are trying to include cost effective menu items that will entice the guests to visit. The response this past burger night was almost a full house with 88 burgers sold. The feedback from guests has been outstanding. The response to making reservations through the advertising of flyers has been positive. I am hopeful this will continue with the flyers we will send out.

Notes from the Board

- Conversations were held with Toby, Dawn, Rick, and Luis regarding hours of the restaurant. A suggestion that the restaurant be closed one day a week (Monday) was agreed by all. The bar will remain open from 11:00 a.m. to 5:00 p.m. There will be some food items available for purchase: hotdogs from the hotdog machine, and chips/snacks (from the wall behind the bar), and possibly premade cold sandwiches.
- Dawn requested that laminated cards be placed in the carts advertising the Monday hotdogs.
- Dawn will ensure that all requirements are met to serve hotdogs on that day.
- Dawn and Toby will not be working on Mondays - there will be one bartender/server on this day.
- This arrangement will not impact the Monday Madness group when they want to have their pizza birthday celebrations – Dawn will coordinate this event with them and Toby.
- On Monday Card Bingo, the bar will close at 3:00 p.m.

- It was also suggested and agreed that any members who want to use the restaurant on Mondays for their mahjong/card games are invited to do so.
- We will try this arrangement on a temporary basis from August 18 through September 29 after which time we expect our winter members to come back.

Rick Mason made the motion, seconded by Terry Pollard, that the restaurant be closed on Mondays and the bar remain open from 11:00 a.m. to 5:00 p.m. (except for special events) from August 18 through September 29, 2025. Motion approved.

General Manager – Luis Colon

1. June Income Statement, P&L and BS (discussion).
2. August 1st Membership statistics report (discussion).
3. Effective 10 August 2025 the restaurant manager will work out of the office and manage the restaurant. Dawn will assist the server and bartender staff as needed, but her efforts will be directed towards management; thus, improving the dining experience, increasing customer traffic, and executing contracts for banquets and functions.
4. Old Business:
 - a. Monarch Financial review – Accounting company requested new documentation on August 4th. Working on requested documents. Expected completion in 14 days
 - b. Commercial walk-in freezer/refrigerator roof – awaiting repair recommendations and quotes. Inspected on August 7
5. We will have a draft budget at the next meeting.

Treasurer’s Report – Bonnie Rex

Treasurer’s Report					8/4/2025
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 86,756.23	*
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	4.59%	\$369,756.84	*
Non Operating Investment Account	Institutional MM	Raymond James	4.34%	\$ 18,414.15	
	Cash Balance at	8/4/2025		\$476,127.22	
	Change from	7/9/2025		\$ (26,037.60)	
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$628,553.87
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 37,630.40
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$259,903.40
	Total Long Term Debt		\$ 13,116.62		\$926,087.67
Accounts Payable					n/a
Truist Credit Cards					\$ 737.87
	Cash Balance	8/4/2025			\$476,127.22
	Cash Balance LY	8/7/2024			\$477,639.70
	Difference				\$ (1,512.48)

***Transferred \$50,000 from Ford Interest Advantage to Truist on 7/30/25**

Secretary – Esther Patterson

- In preparation of adding the Motions/Policies document to the website, all green books are to be returned to Esther as soon as possible. She will look into donating these to the school system.
- The thumb drive with the Monarch Golf Club 2025 files to date was given to Luis for backup to the server.

Membership – Bill Ortvals

Adds

Frank Pettinga	Limited Genl Single	eff. 8/1/25
Diane Christie	Rescinded Resignation	eff. 7/1/25
Rick Schoenfield	Social Program Member	eff. 8/1/25

Status Changes

Carol Smith	Resigned Equity Family	eff. 7/15/25
John & Mary Long	Resigned Genl Family	eff. 8/1/25
Bob Porch	from Limited Genl Single Plus to Limited Genl Single	eff. 8/1/25

Marketing - Tom Cvikota

- In the process of developing an informational packet about the Monarch Golf Club/Crown & Shield Restaurant to give to the new communities in the surrounding area. It should be ready by end of month.
- Need to make sure we send an eblast regarding the Monday hours/closure of the restaurant.

Building and Grounds – Terry Pollard (Nothing to report)

Golf – Harold Beasley

- The 2026 golf calendar is close to being finalized.
- Upcoming event:
Labor Day Step-Back Scramble with lunch to follow
September 1, 2025 – 8:00 a.m. Shotgun
Members Only – Pick your Partners
The cost of lunch is \$21.99 per person, which includes tax and gratuity. We will also have a \$3 prize fund. The total cost is \$24.99 per person. The Sign-up sheet is available in the pro-shop lobby. The last day to register is Friday, August 30.

Communications – Dean Woodle

- We are looking for a volunteer to publish/edit the Monarch newsletter - "Around the Club". Anyone with interest should contact Ann Carter at akcarter554@gmail.com or Rick Mason. The Board thanks Ann for 14 years of dedicated service keeping the membership informed of what is happening around our club.
- Continuing to follow-up on those few people who are not getting the emails through the system.

Meeting adjourned at 10:10 a.m. The next Board Meeting is scheduled for August 22, 2025, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson