

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
August 22, 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 B at the Rec Ctr. Those present: Rick Mason, Harold Beasley, Esther Patterson, Bill Ortvals, Bonnie Rex (via phone) and Terry Pollard. Tom Cvikota and Dean Woodle were absent. 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 8/8/2025 meeting were approved.

Course Superintendent – Craig Shelton

Recent Activity:

- Fertilized golf course wall to wall. Tees, Fairways, and Rough.
- Spot sprayed for mole crickets
- Continued spraying herbicides on tees and fairways
- Sprayed 2nd application of herbicide on goosegrass around edge of greens on collars
- Weed eating tall stalks of Bahía on tees and fairways then spraying with herbicide
- Sprayed greens with insecticide, fungicide, and fertility
- Weed eating in ornamental grass beds
- Worked on sod prep hole #2
- Spraying weeds in waste areas
- Lowered height of cut on greens. Working on increasing green speed.
- Hydraulic line blowout on 4500 rough mower, holes 12 & 13
- Hydraulic line blowout on fertilizer spreader. Isolated area on 16
- **Notes:**
- Sod installer meeting with me next week to plan for sod project on hole 2. Sod install scheduled for 2nd week of September. Will also request estimate to renovate tee complexes next year.
- Ordering sod for nursery green next week.
- Hired 3 new staff members this week. Plan on hiring 2 more, which will enable us to get caught up.
- 3500 rough mower still down. We have been unable to get the needed parts but were finally able to do so this week. They should be delivered by Monday.
- Raynor Shine is no longer in business. They were the company that removes landscape debris. In search of a new service to fill the gap. Our debris area is full so requesting we hold off trimming trees if possible until we can resolve this issue.
- Service company that maintains the irrigation pump station was out to check on pump noise as discussed last board meeting. Tech verified noise is in pump 1. Intake and impellers below are ok. Pumped mugged very low. Based on his assessment no estimation as to when it will go down. No way to know. This company keeps motors in stock and turn around time for replacement if we needed it is around 2 days. Based on cost to replace motor I recommend at this time we take a chance to continue using as is till it goes out. We can survive for a couple of days if it does. Motor replacement quote \$16,013.32 which includes motor, parts, labor, and crane truck rental. I will keep an ear on it and watch for it getting worse.

- Top-dressing pricing as requested. Sand with no dye \$595.19 for a 25-yard truckload vs sand with dye \$996.44. Includes tax but not freight. About \$2000.00 a year more for topdressing budget.

Notes from the Board

- It was suggested and agreed that we allow preferred lies (lift, clean, & replace ...often scorecard length) in the fairway on a temporary basis, suggested end date is November 21, 2025. The Board members, Golf Committee Chair and Head Golf Pro support the recommendation as long as players play ready golf and it does not add more time to a round of golf; thus pace of play for 18 holes still 4 hours and 2 minutes max.
- In an attempt to keep carts on the cart path near the green on certain holes (for example #8, #10, #14) Craig will use cones (instead of stakes/ropes) to keep carts off the grass to allow for growth.
- The dead tree on #9 will be removed on Tuesday, September 26th.
- We may have to cone-off sections of the parking lot in order to remove the tree close to that area.
- Some of our members have approached the Board about volunteering to do work around the course, and Craig agreed to work with them on how to effectively remove weeds around the fringe on the greens.

Food and Beverage Manager – Dawn Catando

August Events:

8/14 MWGA Lunch

8/16 Birthday Bash

Upcoming Events:

9/1 Labor Day Golf Lunch

Recent Activity:

- We have hired a full-time bartender, Stephanie Kent. I have hired one more full-time server who will start training the first week of September. We still need one more bartender to complete the roster needed for schedule coverage.
- I have started working with Toby on Group Menus to start promoting our options to both community and outside groups for season.
- Monday closure of the kitchen went better than expected. We did sell 8 hot dogs and 3 sandwiches. Hoping that will improve with more advertising of the Monday menu, being sent out Saturday and Sunday. Burger night was again a popular special for this past week, followed by the Prime Rib night. Friday Fish Fry started off strong however it is starting to slow a bit with each Friday that we offer it.
- Ann Carter purchased 72 Gibraltar 10 oz. beverage glasses in the amount of \$282 for the restaurant. The purchase was made from collections of notary services for people in the community, and very much appreciated.

Notes from the Board

- Suggested the elimination of soup/salad from the Fish Fry event to allow more funds for a different type of fish.
- Asked that fried chicken be added back to the menu. Dawn advised she had already talked to Toby about that, and they will discuss possibly doing every other Friday instead of the fish fry.
- During the last power outage it was determined there was no emergency lighting in the ladies restroom. Dawn will ensure there are sufficient backup lights installed in the future.
- Rick gave Dawn a flyer that was in the newspaper advertising a “Nine and Dine” event at another golf course and asked her to review to see if something like that would work for us.

General Manager – Luis Colon

- FY26 DRAFT Budget - will have a completed version as soon as we get all the needed contracts and prices from the maintenance department.
- We received a 100+ page document from the EPA advising that we fall within a new water basin area that has been identified. Environmental legislation is being discussed and public hearings will be planned. It appears the club will have a monthly report requirement of some type, and we need to find out exactly what is required. Rick will discuss this issue with the Royal Highlands HOA as they also probably fall within these guidelines.

Old Business

- Continuing work on requested new documentation for the accounting company. Awaiting final report and comments to provide a more concise message.
- Repairs for the roof over the walk-in freezer/refrigerator area were completed on Tuesday, August 19th. If completed work works, no future repairs will be conducted. If the completed work does not fix the problem, the entire roof area will be tripped and redone.

Treasurer’s Report – Bonnie Rex

Treasurer's Report					8/20/2025
Account	Account Type	Bank		APY	Balance
Cash - Operating	Checking	Truist		0.00%	\$ 79,116.25
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	8/20/2025			\$468,487.24
	Change from	8/4/2025			\$ (7,639.98)
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					\$ 220.29
	Cash Balance	8/20/2025			\$468,487.24
	Cash Balance LY	8/21/2024			\$470,275.79
	Difference				\$ (1,788.55)

Secretary – Esther Patterson

- Green Books received and donated to the school system.
- The Motions/Policies documents were sent to the Communications Chair for posting to the website.

Membership – Bill Ortvals

Bill advised that Dean has a volunteer to publish/edit the Monarch newsletter “Around the Club”.

Building and Grounds – Terry Pollard

Terry will get a list of volunteers for weeding around the fringe on the greens.

Golf – Harold Beasley

- Started making adjustments to the 2026 golf calendar and will send out for review before 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
Cost - \$24.99 per person
The Sign-up sheet is available in the pro-shop lobby. The last day to register is Friday, August 30.

Marketing - Tom Cvikota (Absent)

Board was provided with an informational flyer created by Tom about the Monarch Golf Club/Crown & Shield Restaurant to be given to new communities in the surrounding area. It was suggested that our website also be included for reference.

Communications – Dean Woodle (Absent)

Meeting adjourned at 9:20 a.m. The next Board Meeting is scheduled for September 12, 2025, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson