

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
October 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 B at the Rec Ctr. Those present: Rick Mason, Harold Beasley, Esther Patterson, Bill Ortvals, Bonnie Rex, Tom Cvikota and Dean Woodle. Terry Pollard was 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 9/26/2025 meeting were approved.

Course Superintendent – Craig Shelton

Recent Activity:

- Reseeded weak areas and skips on tees with second application of ryegrass seed.
- Finished edging cart paths.
- Spraying out weeds in cracks where cart path edging was unable to remove completely.
- Weed- eating of beds and spraying weeds still ongoing.
- Continued spraying herbicides on fairways and in rough.
- Training of new employees is ongoing. Please be patient during this process.
High areas of focus 1) stressing importance of not dragging out sand during bunker raking 2) High detail and attention in cup cutting. Emphasis on proper location, proper plug installation as well as every other area of set up.
- Re- rolled and top-dressed new sod on greens.
- Re-filled (touch up only, was filled in last week) washouts rough around greens. Will be able to start sodding these areas now that cart paths are finished.
- Sprayed greens with nutritionals and a 2nd application of insecticide for worms and mole crickets.
- Edging irrigation heads. On-going.
- Continued leveling high and low plugs on greens. Plugging out mole cricket damage.
- Checking irrigation operation and repairing as needed for overseeding. Also performing irrigation audits.
- Cut back hedges between parking lot and putting green to flagpole.
- Pulled vines out of hedges at clubhouse.

Notes:

- I reached out to the company that does course renovation (again) regarding estimate for 2026 tee complex renovation. This is the same group that laid our recent sod project. I am staying on top of him because renovation projects are booking fast for next year. We need to finalize asap. A major renovation such as this is a summer long project.
- I finally received a call back from two other companies regarding the same project. Information will be sent as soon as I receive it.
- Regarding course aerification I have only been able to obtain a price from one company out of Naples, FL. Aerification of tee tops with walkers will be \$3,500.00 for all 18 holes. Driving range tees will be done by tractor mount. Fairways and rough aerification is \$350.00 per acre. If we aerify the entire course, approximately 40 acres will cost \$14,000 for a total of all areas \$17,500.

- If we aerify in house price of conversion from slicing knives to coring attachment will cost \$914.28 for 3"4 hole. Slicing knives for 6" knife would cost \$1,273.23. Outside service uses mechanical driven machines which do a much better job than a roll-over aerifier like ours when using coring tines.
- Next week the new schedule will begin. We are going to tee times starting on Monday and Friday. We will work all day on Monday and catch up on Friday.
- The goose grass on the greens have started flashing up again and we will spray again next week.

A little aerification information:

There are many different types of aerification and for different reasons.

Obviously, the major reason for aerification is to reduce compaction, better water infiltration and to allow gas exchange in soil. It allows noxious gases to release from soil and allows increased desirable oxygen into the soil. However, there are other reasons and benefits of aerifying,

For example, there are air injected aerifiers which blow air under pressure into the ground to open a hole and allow deep injection to increase oxygen levels in root system. It rolls out turf smoothly behind itself as it goes along and the advantages are high oxygen introduction into soil along with better water infiltration, and compaction relief. It creates an open hole below surface with little impact on the surface or ball roll.

Disadvantage of this type: It does not remove any organic material nor does it introduce new sand into soil.

Next there are deep tine aerifiers with go much deeper into soil. Usually up to 12 to 16 inches. Benefits of these machines are increased depth and removal of heavy organic material which can create overly wet conditions.

That is why these are used more on greens or areas that do not drain well.

Traditional aerifiers are removing material from the soil and opening up a hole to relieve compaction, allowing better water infiltration, and increased oxygen into soil. They are also removing organic material from the soil to allow clean sand to be re-introduced. While some organic material in soil is desirable for many reasons it requires a balance. Too much organic creates poor drainage. It maintains too much moisture and can promote more disease. This is usually the most balanced approach to maintain healthy greens especially on older greens such as ours. New findings and philosophy is to disrupt a certain percentage of surface annually to maintain proper soil balance. I will not bore you with any more details than that. Higher end clubs use a combination of all or some of the above as they can aerify more at their facilities. You can never aerify enough. We are also aerifying more as well by using our spiker monthly through the winter. Some clubs use pencil tip solid tine monthly in between major aerification projects followed up by rolling. This allows good relief without any effect on ball roll on the surface.

In regard to fairways and rough. If we choose to aerify in house I prefer the slicing knife over the core. Here's why. 1.) knives go much deeper on a roll over type aerifier than a coring tine. 2.) It doesn't disrupt play as much. 3.) It does not open as large a hole on the surface which helps prevent turf flashing out in heat. 4.) By creating a slice versus an actual hole, it helps with weed control. The larger the hole the more opportunity for weed seed introduction. As we are working diligently to clean up our course of weeds, we should keep this in mind moving forward. 5.) a coring tine on a roll over does not punch as clean a hole which delays healing of turf. While superintendents have different opinions on this topic many would agree with me. The problem here with aerification has not necessarily been due to equipment used but lack of frequency of aerification. With the limited staff Monarch has had in the past it was impossible to aerify fairways and rough more than once a year. With increased staff that we now have, and if we can retain this number of employees, we will be able to aerify more. As for the knives, I would try to keep them going nonstop if weather and temperatures would allow. For example, if we have high temps in winter, I will back off so we don't flash out rye grass in the heat. Just a little food for thought.

Upcoming projects slated:

- Sodding open area on collar at 5 green
- Sodding scab areas in rough around greens

- Finish spraying weeds in waste areas
- Sodding bad area on black tee for hole13
- Plugging out signal grass on greens with hex plugs or sod . Depending rooting on new nursery green

Notes from the Board

The Board asked Craig to install ropes along hole #9's cart path to protect the grass from cart damage.

Food and Beverage Manager – Dawn Catando

October Events:

10/9 Hospice Memorial Tournament

10/13 Taco Bingo

10/18 Birthday Bash

Recent Activity:

- We have hired two Full-time servers. I have hired one more full-time server that has already begun her training this week. Her name is Meggen Dietshe and the other is Kimberly Sezak who will start training next week. We still need one more bartender to complete the roster needed for schedule coverage. Back of the house hired a cook, however that person failed to show up to start and we also lost the part time cook who also failed to show up for the shifts scheduled.
- We have reopened on Mondays at our regular schedule: 11am to 5pm.
- Ann Carter purchased a Chafing Dish for the restaurant at \$174.00. The purchase was made from collections of notary services for people in the community. Thank you, Ann, very much for helping the restaurant with their needs.

General Manager – Luis Colon

- The fountain on hole #3 was cleaned and inspected and all is good. We have a 2-year service contract for \$200/visit every 6 months for the next 2 years.
- The Board met with Luis and the FAC representatives on Wednesday, October 2 for the purpose of reviewing and approving the FY26 budget. During that meeting several budget line items were discussed in detail: the cost of goods constantly rising, payroll minimum wage requirements in effect October 1, maintenance equipment lease added for the FY26, membership declined due to health issues ... moving ... aging out, operating expenses are on the rise, and professional fees have increased. And we will see further increases in certain expense areas such as insurance, utilities, etc. Those present were all in agreement that a dues increase was needed.

Rick Mason made the motion, seconded by Bonnie Rex, to approve the FY26 budget to include 5% membership dues increase for all membership classes effective January 1, 2026. Motion approved.

- To align with the approved FY26 budget:

Rick Mason made the motion, seconded by Bonnie Rex, to approve a capital lease amount for the new maintenance equipment for a 12-month period in the amount of \$6,250/month for FY26.

The Board and the FAC have clearly stated that the requirements of the golf course are their primary concern. It is essential to prioritize the course's condition and ensure that all maintenance needs are fully addressed.

- Luis to address the need for members to be patient with the new staff while they are in training and learning their new jobs.

President – Rick Mason

- The Monarch Golf Club was informed that the softball field scoreboard will be replaced and we would receive the required sign dimensions for our new Monarch sign. We learned that the scoreboard remained, but our sign was removed by Royal Highlands maintenance staff. We have advertised on the scoreboard

and maintain a good working relationship with the Softball Club, providing support in various forms. Rick Mason will contact the Softball Club leader to address the issue.

- The Board will review the bylaws to determine if there are any clarifications/updates needed.
- Down To Earth (DTE), the golf course maintenance company, has contacted us several times to follow up on their golf maintenance service proposal. They are now offering a 1-year contract instead of the original 5-year contract. Even if we joined them now, the course would remain unchanged until spring. A key concern is that they would assume our equipment lease; if the deal fails, we will lose access to essential equipment for our business. The Board is satisfied with Craig's leadership and the course's future, so we will decline DTE's offer for now but may contact them about special projects later.

Vice President – Dean Woodle

Several individuals have expressed interest in serving on the board for next year, and there are others who remain undecided; Dean will contact those individuals.

Treasurer’s Report – Bonnie Rex

Treasurer's Report					10/9/2025
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 39,525.15	
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Non Operating Investment Account	Note/Checking	Ford Interest Advantage	4.59%	\$322,508.58	
Non Operating Investment Account	Institutional MM	Raymond James	4.34%	\$ 18,547.09	
	Cash Balance at	10/9/2025		\$381,780.82	
	Cash Balance at	9/24/2025		\$406,435.65	
		Change from previous Treasurer's Report		\$ (24,654.83)	
	Cash Balance at	10/9/2025		\$381,780.82	
	Cash Balance at	10/23/2024		\$390,155.51	
		Change from Last Year		\$ (8,374.69)	
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$624,522.31
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 33,614.12
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$253,028.37
	Total Long Term Debt at	10/9/2025	\$ 13,116.62		\$911,164.80
	Total Long Term Debt at	9/24/2025			\$918,714.93
		Change from previous Treasurer's Report			\$ (7,550.13)
	Total Long Term Debt at	10/9/2025			\$911,164.80
	Total Long Term Debt at	10/23/2024			\$998,481.19
		Change from Last Year			\$ (87,316.39)
Accounts Payable					n/a
Truist Credit Cards					\$ 1,195.88
* Transferred \$20,000 from Ford Interest Advantage to Truist on 10/9/25					

Secretary – Esther Patterson

The date of the Annual Meeting is Monday, December 15 @ 7:00 p.m. in the Crown & Shield

Membership – Bill Ortvals (Nothing to report)

Building and Grounds – Terry Pollard (Absent)

Golf – Harold BeasleyUpcoming Events:

- Monday, October 13: Women's Crown Cup begins.
- Wednesday, October 22 – Battle of the Sexes/Luncheon: This is being run by the MMGA and MWGA. More information will be sent out by the leaders of each league.
- Sunday, November 9 – Couples Club Championship/Luncheon: The notification has gone out to all members.
- Monday, November 10 – Men's Crown Cup begins.

Marketing - Tom Cvikota

Tom received marketing material to post on the Monarch Golf Club section of the Rec Center bulletin board.

Communications – Dean Woodle (Nothing to report)

Meeting adjourned at 9:15 a.m. The next Board Meeting is scheduled for October 24, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson