

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
October 24, 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, Bill Ortvals, Bonnie Rex, Tom Cvikota and Dean Woodle. Terry Pollard was absent. Craig Shelton, Course Superintendent, and Dawn Catando, Food and Beverage Manager, were also in attendance. Luis Colon, General Manager, was absent.

Rick Mason called the meeting to order. The minutes of the 10/10/2025 meeting were approved.

Course Superintendent – Craig Shelton

Current Events:

- Began sodding bare area in collar and rough, right-side hole #5 green. Not complete
- Spiked and re-rolled new sod on greens
- Sprayed goose grass around edge of greens and collars out into rough around green complexes
- Filled in potholes on hole #6 approach and around golf course
- Repaired multiple irrigation problems
- Weed-eated around lake banks and course
- Repaired damage area on black tee hole #13 and re-seeded
- Employee cross training still on-going
- Touched up weak areas on tees with more seed
- Lines that require carts to return to path were moved to shift cart traffic
- Ropes installed along hole #9 tee cart path as requested
- Sprayed greens with fertility, nutritionals, and soil amendments
- Still plugging out damaged area on greens. 85 plugs installed to date. Will begin plugging out weed spots next.

Notes:

- Received one quote for an updated tractor mount aerifier per the board's request. Verticore 2100, total price including tax \$40, 881.24
- Received the final two pieces of equipment for new lease. The 3500 mower and the new spray rig. Both need to have some minor issues corrected. Field service tech with Toro rep will be here Friday morning to take care of these items.

Notes - Board Meeting

- Board cited the importance of finding someone qualified to help with the spraying and start the certification process as soon as possible.
- Rick to talk to Luis on the status of the non-working water fountains at the restrooms on holes #5 and #14.
- Craig mentioned that the floors of the drinking water coolers (hole #4, hole #12, hole #16) are rotting and need replaced. It was suggested that funds may be available from the MMGA.
- Cart path on hole #13 - the roots have uplifted the concrete and this needs to be fixed (similar to hole #18).
- **Members are asked to please stay on the cart paths to protect the grass.**

Food and Beverage Manager – Dawn Catando

October Past Events:

10/9 Hospice Memorial Tournament

10/13 Taco Bingo

10/18 Birthday Bash

10/22 Battle of the Sexes

Upcoming Events:

11/8 Freshman Club Dinner

- Staffing: We still need one more bartender to complete the roster needed for schedule coverage, as well as one more full-time server. Though we are hiring for Season, the slow business right now is a struggle for some of the new staff, as they are in process of transition from one job to another so the need for funds is top priority for them. The slow business the last two weeks has cause for them to be anxious on the money they may or may not make. Keeping up moral has been a number one concern in keeping them motivated to stay. Back of the House still needs two cooks to complete his roster.
- Friday we began our introduction of Grouper for Friday Night Fish Fry. The response was very positive. Chef and I did receive feedback that some did not appreciate the increase in price.
- Toby completed all the changes for the new menu to be effective November 1. We are trying it out for 60 days. Rick to review the draft survey to members regarding the new menu.
- Board approved the request by Dawn to create a Facebook page for the Crown & Shield and advised her to be diligent about managing it.

General Manager – Luis Colon

1. September 2025 P&L and BS received. Working on Income Statement and will provide to BOD members next week
2. Golf season preparation: Merchandise ordered, and some received to stock up for the 2025/2026 golf season. Members, In the last 30 days, the Club special ordered a few golf shoes and golf bags. Members to be reminded that we can order **Golf Clubs, Golf Shoes**, and other items like **Golf Bags** for you with various vendors. Some of the brands we use are Titleist, Callaway, Foot Joy, Skechers, Cleveland, Srixon, Bushnell, and others. Stop by and see Luis or a Pro Shop staff for your special order
3. Pro Shop Credits – The time is here to remind all members to start using their credits before the year is over. For Special order items, make sure the order is in before the first week of November to ensure the item arrives on time to use your credits
4. Restaurant Minimums – We still have a small percentage of patrons that have not made their Food and Beverage Minimum. Please pay attention to your statement and if you have any questions about your status, see Dawn Catando, Restaurant Manager, or Luis, GM about your Minimum
5. Golf Course maintenance reminder:
 - a. October 28 and 29, Golf course closed at noon for overseeding
 - b. November 3 and 4, course closed all day for maintenance and overseeding
6. Club House and Pro Shop reminder:
 - a. November 3 and 4 closed all day for flooring upgrades
 - b. November 3 and 4, Coca Cola will install new CO2 system, old system is over 15 years old and needs to be upgraded
 - c. November 3 and 4, working with ECO Lab and/or Culligan systems on quotes to install a needed water filtration system for the new CO2 unit
NOTE: BOD members will be notified of any needed capital funding once we get all quotes. We are hoping to pay for any items needed with the Operational Budget. More to come.
7. Callaway Golf – Account is active, and we are stocking up on Callaway items for all members and players. Working on a DEMO/Club Fitting event in December and one in late March

President – Rick Mason

- Rick followed up on the Monarch Golf Club sign that was removed from the softball field scoreboard. Once the new scoreboard is up and the steel supporting beams are installed, Royal Highlands will let us know the dimensions needed for our sign. Tom Cvikota suggested that we inquire about having a light on the sign to make it more visible.

Vice President – Dean Woodle

- Dean is in the process of following up with potential candidates for their bios.
- The subject of equity seasonal members being eligible to run for the board was discussed. According to our bylaws, “Equity Seasonal Members shall have the right to vote at club meetings but shall not have the right to hold office”. Since the term of office starts the night of the Annual Meeting, the Board agreed that the candidate must be eligible to hold office at the time they are considered a candidate to the board.
- Dean discussed various modifications to the bylaws specific to Article I - Membership as it references terms “Charter Equity” and “Non-Charter Equity”. This topic was tabled for further discussion at the next Board meeting.

Treasurer’s Report – Bonnie Rex

Treasurer's Report				10/23/2025	
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 23,907.88	
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	10/23/2025		\$366,163.55	
	Cash Balance at	10/9/2025		\$381,780.82	
		Change from previous Treasurer's Report		\$(15,617.27)	
	Cash Balance at	10/23/2025		\$366,163.55	
	Cash Balance at	10/23/2024		\$390,155.51	
		Change from Last Year		\$(23,991.96)	
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	10/23/2025	\$ 13,116.62		\$911,164.80
	Total Long Term Debt at	10/9/2025			\$911,164.80
		Change from previous Treasurer's Report			\$ -
	Total Long Term Debt at	10/23/2025			\$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					\$ 59.20

Finance Advisory Committee

Bonnie received a draft RFP for course maintenance as part of our due diligence to obtain additional proposals. Bonnie will get a final version from the FAC before referring to the Board.

Tom Cvikota – Marketing

Tom advised that the Crown & Shield will be providing a beverage cart in our section of the parking lot to accommodate special outdoor events at the Great Hall sponsored by Royal Highlands Clubs.

Membership – Bill Ortvals

Adds

Lou and Jeannette Marinelli 90-day Trial eff. 10/1/25

Status Changes

Don Bynum Resigned Limited General Single eff. 10/1/25

Royetta Lovett Resigned Seasonal Equity Family eff. 10/1/25
(Henry Maguire now Seasonal Equity Single)

Building and Grounds – Terry Pollard (Absent)

Golf – Harold Beasley

Upcoming Events:

- Sunday, November 9: Couples Club Championship/Luncheon – signup sheet is in the lobby.
- Monday, November 10: Men’s Crown Cup begins.

Communications – Dean Woodle

- Members are reminded that to see the monthly “Around The Club” newsletters, use the www link monarchgolfclub.com and click on Events.
- In the upper right corner is a red button for "MEMBER CENTRAL" which is where you will get access to the protected Equity Members only information. On the Members Central page, you will select the "LOGIN" button under Equity Member Login. On initial entry you will need to select the "Reset Password" link above the Username box. Follow the instructions to setup your initial password for this controlled portion of the site. On subsequent entries, you will use your email address as your username and the new password that you have created.

Meeting adjourned at 9:30 a.m. The next Board Meeting is scheduled for November 7, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson