

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
November 7, 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 Orbals, Bonnie Rex, Tom Cvikota, Terry Pollard and Dean Woodle. Luis Colon, General Manager, and Dawn Catando, Food and Beverage Manager, were also in attendance. Craig Shelton, Course Superintendent, was absent.

Rick Mason called the meeting to order. The minutes of the 10/24/2025 meeting were approved.

Course Superintendent – Craig Shelton

To start, I would like to thank the board, the membership, and Luis for allowing us to close the course on Monday. This afforded us the opportunity to finish fairway preparation for overseeding the following day. We were able to mow all fairways which would have been impossible while open. It also allowed us to finish cleanup of thatch and debris on fairways that was created by last week's storm. We also utilized the time Monday on projects that are difficult to work on during play which is listed below.

- Edged fairway yardage markers
- Edged irrigation
- Painted edge of fairways to mark for seed applicator and for protection from cart traffic while driving on rough only.
- Worked on edging green side bunkers
- Spiked all greens
- Top-dressed all greens
- Continued plugging out bird and cricket damage on greens along with weed patches and replaced scalped plugs. Will be ongoing all winter.
- Put up stakes and rope at beginning of fairways

Recent activity:

- Spot sprayed second application of herbicide on goose grass located on edge of collars and green where first application didn't kill completely.
- Sprayed greens with green's program and fungicide
- Sprayed turf by flagpole with herbicide for weeds
- Trimmed hedges at clubhouse.
- Covered roots with soil and smoothed out walk ups at 14 tee, 4 green, and 8 green.
- Filled in washout on slope right side of 14 fairway in rough.
- Touched up skips in approaches with seed.

Notes – Board Meeting

- Craig is continuing his search for a part-time person qualified and certified to help with the spraying.
- The water fountain drain at restroom #5 is broken and requires concrete removal to be repaired. The Board recommended retaining the concrete and keeping the stand with a water jug in its current position. The broken water fountain at restroom #14 will be replaced with the working one from restroom #5.
- Volunteers will replace the rotting bottoms of the drinking water coolers on hole #4, hole #12, and hole #16.

Food and Beverage Manager – Dawn Catando

November Events:

11/6 MWGA Ringer Tournament
11/8 Freshman Club Dinner and Trivia
11/9 Couples Club Championship
11/10 Italian Bingo
11/12 MMGA Scramble
11/13 Lake County Seniors
11/15 Birthday Bash

- 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, keeping up morale has been a number one priority in keeping the staff motivated to stay. Back of the House still needs two cooks to complete the roster.
- New carpet installation is complete. A lot of positive feedback on how nice the dining room looks.
- Coke machine repairs on the system are complete.
- We have installed new Bar Gun, lines cleaned and flushed and new water and soda water options on server station. The installation of water filters has not been completed at this time but will be completed soon.
- So far, positive feedback on the new daily menu. Guests like having the menu items available. As we are busy these next two weeks I will continue to monitor the feedback.
- Facebook page is progressing and will be operating within 30 days. It will also feed into Instagram. We are doing this to help attract external customers.

Notes – Board Meeting

- The Board recommended the removal of pictures from the sound panels in the restaurant in order to reduce noise levels.
- The Board suggested repainting the restaurant walls to match the new carpeting to enhance appearance.

General Manager – Luis Colon

1. September 2025 Income Statement, Balance Sheet, and P&L were provided to the Board. Luis pointed out that the Club was able to pay Golf Course Improvements in the amount of \$55,524 and Building Improvements in the amount of \$40,059 out of checking during the year. We finished the FY with a Net Ordinary Income of \$257,541 less depreciation & amortization.
2. Pro Shop Credits: Members are reminded to start using their credits before the year is over.

Vice President – Dean Woodle

The Nominating Committee has attained the following names of members who have decided to run for the Board of Directors.

Keith Beile
Ruth (Bobbie) Iredale
Henry Maguire
Jeff Scott
John Wassenaar

President – Rick Mason

Rick advised that Royal Highlands decided to refurbish the current scoreboard and replace the post that will support it. No date on when this will happen, but we can't go forward with our replacement sign until then.

Secretary – Esther Patterson

Annual Meeting – Monday, December 15 @ 7:00 p.m. – Crown & Shield Restaurant - timeline:

- 11/15: List of Board candidates sent to members – Dean
- 11/17: Membership names and addresses sent to Esther – Luis/Dean
- 11/24: Bios of Board candidates sent to members – Dean
- 11/28: Ballots in Pro Shop for pick up by members - Esther
- 12/01: Last year’s presentation sent to the Board for updating - Dean
- 12/02: Remaining ballots mailed to members’ homes – Pro Shop
- 12/05: Request member volunteers to serve as meeting Ballot Counters and Greeters - Esther

Treasurer’s Report – Bonnie Rex

Bonnie pointed out that at the beginning of 2025 we had transferred \$125,000 to Ford Interest Advantage. As of 11/6/25 we transferred \$140,000 back to our Truist account. That is \$15,000 more than we originally transferred to our reserve account. We still have \$302,297.48 in our reserve accounts.

Treasurer's Report					11/6/2025
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 34,519.46	*
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Non Operating Investment Account	Note/Checking	Ford Interest Advantage	4.59%	\$283,686.68	*
Non Operating Investment Account	Institutional MM	Raymond James	4.34%	\$ 18,610.80	
	Cash Balance at	11/6/2025		\$338,016.94	
	Cash Balance at	10/23/2025		\$366,163.55	
		Change from previous Treasurer's Report		\$ (28,146.61)	
	Cash Balance at	11/6/2025		\$338,016.94	
	Cash Balance at	11/6/2024		\$397,166.13	
		Change from Last Year		\$ (59,149.19)	
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$622,554.45
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 31,590.91
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$249,565.78
	Total Long Term Debt at	11/6/2025	\$ 13,116.62		\$903,711.14
	Total Long Term Debt at	10/23/2025			\$911,164.80
		Change from previous Treasurer's Report			\$ (7,453.66)
	Total Long Term Debt at	11/6/2025			\$903,711.14
	Total Long Term Debt at	11/6/2024			\$991,500.75
		Change from Last Year			\$ (87,789.61)
Accounts Payable					n/a
Truist Credit Cards				\$	-

* Transferred \$40,000 from Ford Interest Advantage to Truist on 10/31/25

Tom Cvikota – Marketing

Tom suggested that we put a solar light on our Monarch Golf Club sign on the softball field scoreboard. He will also look into the requirements for a sign to be hung on the softball field fence.

Membership – Bill Ortvals

Adds

- Bill & Bonnie Grubber New Seasonal Gen. Family eff. 11/1/25
- David Buckley New Seasonal Gen. Single eff. 11/1/25

Status Changes

Lowell Ranvek	from Gen Single to Equity Single	eff. 11/1/25
Gino Marchioni	from Gen Limited Single to Equity Limited Single	eff. 11/1/25
Michael Allen	from Gen Limited Single to Gen. Limited Single Plus	eff. 11/1/25
Henry Maguire	from Equity Seasonal Single to full Equity Single	eff. 11/15/25

Building and Grounds – Terry Pollard

Terry thanked the Putterflies for taking over the garden on hole #10.

Golf – Harold Beasley

Upcoming Events:

- Sunday, November 9 - Couples Club Championship
- Member Guest meeting to be scheduled soon

Communications – Dean Woodle

- Dean to add a separate tab for the Newsletter on the web page (instead of it being included in the “Events” tab).
- Dean presented the proposed Article 1-Membership bylaw updates. The reason that this Article (Sections A,B,C,D & E) needs updating is for the following reasons:
 - o It contains references to outdated memberships, specifically Charter which is no longer offered.
 - o It makes a specific dollar amount for Seasonal memberships during the summer.
 - o It does not cover the various membership options that we now offer or even grant the right for the board to offer these memberships. It only references Equity and General and in the very specific cases of Non-Charter Equity the Seasonal option is offered. The rewrite goal was to grant the board the option to offer other variants (Seasonal, Limited, Rental, Social) but written in a way that the bylaws would not be required to be changed if the board decided to remove one or more of those options or add a new.
- The Board will review the draft document, and Dean will present the finalized version at the next Board meeting for approval.

Meeting adjourned at 9:45 a.m. The next Board Meeting is scheduled for November 21, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson