

BOARD OF DIRECTORS' MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
MAY 22, 2026

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, Keith Beile, Bonnie Rex, Bobbie Iredale, Jeff Scott and Dean Woodle. Esther Patterson and Harold Beasley were absent. Max Haarz, General Manager, and Dawn Catando, Food and Beverage Manager, were also in attendance while Craig Shelton was absent.

Rick Mason called the meeting to order. The minutes of the 04/24/2026 meeting were approved.

**Course Superintendent – Craig Shelton**

Recent activity:

- Aerification ongoing
- Fertilized golf course wall to wall with granular. Weak fairways were fertilized twice.
- All tee complexes were fertilized twice
- Fertilized greens with granular
- Sprayed greens with fertility, nutritionals, soil amendments, and growth regulator
- Sprayed greens for grubs 2nd time.
- Sprayed greens with fungicide
- Sprayed tees for weeds
- Currently spraying fairways and rough with pre-emerge herbicide for goose and sedge control, and post emerge to kill existing.
- Spot spraying weeds with hand wand all day second job.
- Several irrigation problems have been repaired.
- To combat drought conditions, we are running extra water in mornings and afternoons ahead of play.
- Plugging bad areas on greens ongoing early mornings ahead of play
- Mowers are back to mowing daily
- Weed-eating ongoing
- Will continue sodding bad areas on golf course once what has been laid is established. I don't want to lay more than we can keep watered.
- Hand spiking and hand topdressing weak areas on greens
- Currently repairing bunker face in front of 14 green. We will reshape area before bunker to redistribute water to prevent this happening again. This should be a capital expense as I had to order fill dirt which was not budgeted for. We will need to purchase sod for this area as well.
- Notes:
- Drought conditions have made for a difficult transition from overseed back to summer base Bermuda. Rye grass flamed out faster than preferred before Bermuda was actively growing coming out of winter. We are pushing growth with extra fertility to get it grown back in.
- In regard to root pruning, the gentleman I used in the past is no longer offering this service. He does have his machines up for sale. To purchase new, these machines are almost \$30,000.00 per unit. He is asking \$5,000.00 for both. One is operational and has been modified with stronger plating and the other one is for parts only. Parts are still available for purchase, and the company is in Jacksonville.

- When this gentleman was root pruning, he charged around \$2,500 per day. We would have needed him for at least two days, which would have paid for the machine at his asking price.
- Max was going to reach out to another supt he knows to see if he knows anyone else performing this service. I do not.
- Keith, I was unable to grade the area you requested because I had to finish fertilizing. I needed the tractor we hook the box blade up to. I will make it priority next week. Thanks for understanding.

#### Board discussion

- The board held a discussion based on the information about the root pruning equipment being available at \$5000 which is below the price to have our course serviced for just one year. This seems like a sound invest that could greatly improve the quality of our course. It was noted that Craig should go see and test the the working unit to make sure it is in good condition and that the “parts” unit would still contain enough parts to be beneficial.

**Rick Mason made a motion, seconded by Keith Beile, for the purchase and delivery of the root slicing equipment not to exceed \$5500.00 contingent on direct inspection by the maintenance supervisor. Motion approved.**

- A discussion has held about the Speed Roller identified last meeting. The price would be \$25k. The board decided to put decision on hold at this time until firm financials for this year received from accountants.

#### **Food and Beverage Manager – Dawn Catando**

##### May Events

- May 16th Birthday Bash

##### Staffing:

- We still need One Bartender and one more Server in the Front of House. We are currently staffed in kitchen at this time. We brought Shauna back to the kitchen as a lead. We lost a cook and server this past week, Kalani and Bjorn.

##### Actions:

- I am currently working on more controlled pricing and product that we receive from vendors. I am working on setting up a vender relationship with a couple of produce companies to control the quality of and pricing of product we receive. At this time, the produce we are receiving has limited holding time if any holding time at all. Which does affect the overall quality of some menu items we put out. Now that summer is coming and business slows down this will allow me the time to gain better control of product we have coming in from our vendors as I have been dealing with a lot of product being delivered from our vendors that either lacks the quality or the product we should be receiving. An example of this would be: We had beer delivered yesterday and two kegs were found to be half empty. We work with 4 food and beverage vendors and in the last two weeks I have found multiple issues with all of our vendors with their products or the lack of product we have received.

#### Board Discussion

- Board held discussion on the continued loss of restaurant staff. No specific systemic reason identified. Risk Mason suggested that we look at any perks, such as a 401K plan, that we could offer to help hold staff. Max did not believe that specific item would held entice workers to join or stay.

**General Manager – Max Haarz**

- Nothing to report

**Treasurer’s Report – Bonnie Rex**

Treasurer's Report					5/20/26
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 213,410.14	
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Non Operating Investment Account	Note/Checking	Ford Interest Advantage	3.75%	\$ 263,865.39	
Non Operating Investment Account	Institutional MM	Raymond James	3.65%	\$ 18,961.68	
	Cash Balance at	5/20/26		\$ 497,437.21	
	Cash Balance at	5/1/26		\$ 502,506.91	
		Change from previous Treasurer's Report		\$ (5,069.70)	
	Cash Balance at	5/20/26		\$ 497,437.21	
	Cash Balance at	5/20/25		\$ 530,841.84	
		Change from Last Year		\$ (33,404.63)	
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$ 609,776.02
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 19,237.42
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$ 228,433.54
	Total Long Term Debt at	5/20/26	\$ 13,116.62		\$ 857,446.98
	Total Long Term Debt at	5/1/26			\$ 857,446.98
		Change from previous Treasurer's Report			\$ -
	Total Long Term Debt at	5/20/26			\$ 857,446.98
	Total Long Term Debt at	5/20/25			\$ 948,105.72
		Change from Last Year			\$ (90,658.74)
Accounts Payable					n/a
Truist Credit Cards					\$ 5,347.52

Ongoing Financial Actions

- Bonnie Provided two items, a log of outstanding checks identified by members and a list of vendors that have been used and paid over the last year.
- Of the thirteen checks that had been identified as not being cashed, Max reported that all but two have been traced to their specific deposit slip and will clear shortly. The main reason for the delay is that a single check in a bulk deposit will hold all checks in the deposit from clearing. When the bulk deposits are turned into the bank the cashiers would run the checks through their scanning machine and just see that the total amount was correct but not look for any underlying issues (e.g. no date, not signed, etc.) identified by the scanner. One specific issue was including Bank generated checks in with typical personal checks. So, two changes going forward are that Bank generated checks will be on a separate deposit slip and the cashiers will now immediately look at the scanner log to identify any underlying issues that can be resolved immediately instead of causing a larger delay in check clearing times.
- Bonnie and Rick held a meeting with the accountants to determine how to get our monthly financial statements finished and timely in the future. The accounting firm is sending a representative to the Monarch on May 28<sup>th</sup> and 29<sup>th</sup> to collect the information they need to complete the December and January financial baselines. It was determined that the Monarch is the largest client of this accounting firm and its complexities of separate underlying components (Pro Shop, Restaurant, Maintenance) make it hard for them to complete timely reporting. After Dec and January reports are complete a mutual decision will be made on moving forward as one of their clients.

- Max is receiving information from Golf Now on how their POS system can be directly integrated for Quick Books and therefore provide daily access to financial status. Golf Now states that there is no monthly cost for this approach but may require providing discount tees times that they can sell in the future. The board will review this information when it is provided.

**President – Rick Mason**

- It was discussed that having a part-time bookkeeper in our office a few hours a week could greatly improve completing our financials and relieve our general manager from daily accounting actions. It was determined to move forward with advertising on Indeed to look at options for a part-time financial bookkeeper for the Monarch.

**Vice President – Dean Woodle**

- Nothing to report

**Secretary – Esther Patterson (Absent)**

**Membership/Marketing – Jeff Scott**

- One new member joining – Trent Snyder
- Jeff suggested the idea of marketing outside groups (e.g. Churches, Firehalls, etc.) on using the Monarch for a golfing event. The group could have an event with lunch provided which would provide financial benefits to the Club. Max agreed that he has done this type of events in the past. It should not impact the entire course. Board agreed that Jeff should see if he can get any interest then a formal decision could be made.

**Building and Grounds – Keith Beile (Nothing to report)**

- Keith asked about remaining member/guest items that have not yet been delivered. Max stated that it should be 7 to 10 business days to receive those items from Footjoy.
- Keith asked Max about the signs for the par threes to remind players to stay on the cart paths. Max said signs are on order and that the stakes are available at the maintenance shed.

**Golf – provided by Bobbie Iredale**

- Memorial Day tournament ready with a full field.
- Updated local rules were completed and posted in the Clubhouse as well and eblasted to all members

**Communications – Bobbie Iredale**

- 2026 Membership flyers have been reformatted into a consistent template and posted to the Web Site.
- Continuing to provide inputs to the Happenings to get exposure across the community.

Meeting adjourned at 9:15 a.m. The next Board Meeting is scheduled for June 12, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,  
Dean Woodle