

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
June 26, 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, Harold Beasley, Esther Patterson, Keith Beile, Dean Woodle, Bobbie Iredale and Bonnie Rex. Jeff Scott was absent. Luis Colon, Acting General Manager, and Dawn Catando, Restaurant Manager, were also in attendance. Craig Shelton, Course Superintendent, was absent.

Rick Mason called the meeting to order. The minutes of the 6/12/26 meeting were approved.

Course Superintendent – Craig Shelton

Current events:

- Repaired low area end of cart path by new pavers as requested.
- Finished spraying fairways and rough with product for moisture retention in root zone. We are seeing positive results from this application as some areas are greening up during this drought. Have only received 0.5" of rain.
- Still watering fairways and rough 1 time per week. Tees and greens 3 times per week.
- Had to repair another leak in irrigation pond
- Sprayed holes #1,#2,#3,#9,#10, and #18 wall to wall for goose.
- Continued spraying herbicides early mornings ahead of play with both spray rigs and spot spraying weeds during remainder of day with 25 gal tank and wand.
- Sprayed weeds at club house and around flagpole.
- Sprayed greens for goose.
- Sprayed greens with fertility and nutritionals
- Sprayed greens for sedge that's coming up again along edge of collars.
- Have not been able to complete many special projects this week because of staffing. One employee was let go for excessive absences and habitual tardiness. One employee quit without notice and moved to Tallahassee unexpectedly. Also, several staff were out with illness this week.
- Currently need of hiring 4 staff members. Takes entire crew to mow and handle basic maintenance with existing staff including Kim as I am staying on one of the sprayers.
- All mowers are back up and running. The entire course was mowed out this week. Please note, even in drought the outlying areas of bahia and weed lines along red stakes are growing fast this time of year and will get tall between mowings even when mowed out weekly.
- Julio is currently servicing the root edger we recently purchased. Changing gear oil and blades. Plan to use next week when service is completed
- Began mowing new sod that was installed on greens. Will lower HOC gradually the next few weeks to prevent major scalping.
- Retrained new operators on zero turn mowers. They were not mowing out far enough behind red hazard stakes. Mower going back around these areas as I write this report.
- Hand spiked thin areas on greens
- Plan on starting fairway aerification back up on holes that aren't overly stressed.

Notes:

- Deadline was met and required documents were submitted to the Department of Environmental Protection (DEP) for the new Business Process Management (BPM) rules which are going into place this year. New rules have been set regarding fertilizer applications on golf courses as part of

protecting water bodies. This is a statewide mandate which entails new application guidelines, soil and water testing, and annual reporting as well as certification which I have begun. Rick Mason took part in a webinar with me regarding these new laws and can explain the basic as to some of what's entailed.

- Special thanks to John Buono who brought over his ladder and helped me get down a widow maker overhanging the cart path at #18 green.
- Still trying to get pavers down at beginning of cart path #5 green. Have not overlooked it.

Food and Beverage Manager – Dawn Catando

June Events

July 4th Couples Tournament

July 10th Celebration of Life (70 people)

July 13th Card Bingo

Staffing:

- We still need 1 Bartender, 1 Server and 1 Kitchen Line Cook. We hired Keiryn who started on the 21st and I received a notice on June 25th she had to resign due to personal reasons. This has now created a shortage of kitchen staff.
- I will continue working with staff for the next few weeks on service skills, cleaning, and inventory control so they better understand the process needed during slower months.
- I am working on a lot of specials, coupons and deals to help bring in customers. We are getting a lot of positive feedback on food quality and pricing. I will continue to watch pricing and adjust accordingly when I can. We have started the lunch special 2 for \$22 on Wednesdays and 2 for \$30 on Saturday evenings. Birthday club has returned. We will continue to introduce a few more specials this month such as happy hour drink and food specials and Pizza special combos.

Board Discussion:

- Dawn will be using Indeed Job Search only for new hires.
- The restaurant equipment on order is within budget, and Luis needs a \$ amount for each item for record keeping purposes. Regarding the idea of members installing the new kitchen equipment, it was discussed that self-installing kitchen equipment carries risks like voided manufacturer warranties and compromised insurance coverage. Gas and electrical connections also create safety hazards and building code compliance issues without professional certification.

Luis Colon – Acting General Manager

- Luis pointed out that he is here to help as a contractor until we get everything up and running.
- There will be a freeze going forward on purchases to ensure we have sufficient funds to cover these items.

Rick Mason – President

Rick gave a brief summary of the services provided by Landscapes Golf Management, a golf course maintenance company that contacted us earlier in the month. They also provide a service to help find a General Manager through a regional search. Rick will set up a meeting with them next week to discuss the details of their services and the specific costs included. Rick will request a report showing the cost of each line item included in the coverage so that Luis can compare it to what we are paying today. Rick will also meet with Arlington Ridge, who use them as their management company. The Board will go through the proposal and send Rick a list of questions to ask them.

Vice President – Dean Woodle (Nothing to report)

Esther Patterson – Secretary (Nothing to report)

Membership – Jeff Scott

Adds:

John Pribesh

Single General Limited

eff. 7-1-26

Treasurer's Report – Bonnie Rex

Treasurer's Report					6/24/2026
Account	Account Type	Bank	APY		Balance
Cash - Operating	Checking	Truist	0.00%	\$	93,827.45
Petty Cash	Currency	Office Safe	0.00%	\$	1,200.00
Non Operating Investment Account	Note/Checking	Ford Interest Advantage	3.75%	\$	214,705.78 *
Non Operating Investment Account	Institutional MM	Raymond James	3.65%	\$	19,017.23
	Cash Balance at	6/24/2026			\$ 328,750.46
	Cash Balance at	6/9/2026			\$ 423,808.55
		Change from previous Treasurer's Report			\$ (95,058.09)
	Cash Balance at	6/24/2026			\$ 328,750.46
	Cash Balance at	6/11/2025			\$ 571,665.74
		Change from Last Year			\$ (242,915.28)
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$ 607,707.85
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 17,142.32
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$ 224,851.26
	Total Long Term Debt at	6/24/2026	\$ 13,116.62		\$ 849,701.43
	Total Long Term Debt at	6/9/2026			\$ 857,446.98
		Change from previous Treasurer's Report			\$ (7,745.55)
	Total Long Term Debt at	6/24/2026			\$ 849,701.43
	Total Long Term Debt at	6/11/2025			\$ 940,852.24
		Change from Last Year			\$ (91,150.81)
Accounts Payable					n/a
Truist Credit Cards					\$ 82.69

* Transferred \$50,000 From Ford Interest Advantage to Truist on 6/15/26

- There was a conference call with the accounting firm yesterday and it was decided to transfer another \$50,000 from Ford Interest Advantage to Truist to ensure we have enough money to support invoices, expenses, payroll, etc. The Board thanked Bonnie for all her efforts and time being devoted to the financial documentation needed at this time.
- Member Checks Outstanding: There were 20 people with issues; 13 have been resolved, leaving 7 checks that cannot be found. A letter is being drafted to be sent to those individuals indicating the options available to get their check cleared off the books.

Building and Grounds – Keith Beile (Nothing to report)

Golf – Harold Beasley

- July 4th Tournament – We have 50 participants signed up so far.
- Member Guest: Met with FootJoy representative to discuss exchanges from Member Guest tournament. There is a meeting scheduled for today with committee members to try to balance the budget.

- Preferred Lies: It was the general opinion of the Board that Preferred Lies (Local Rule) should only apply to Fairways and Greens (not Roughs). Harold advised this was a temporary local rule due to the condition of the entire golf course at this time. Also, all golf groups fall under the same USGA and Local Rules.

Communications – Bobbie Iredale (Nothing to report)

Bobbie volunteered to research some of the companies Luis mentioned who specialize in finding applicants for such positions.

Meeting adjourned at 9:00 a.m. The next Board Meeting is scheduled for July 10, 2026, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson