

**Mission Valley Golf and Country Club**  
**Minutes of the Board of Directors Meeting**  
**Monday, March 28, 2022**

The meeting was called to order by Vice President Pat Cangero @ 2:30 PM Eastern Time  
Members present: Treasurer Tom Grover, Secretary Rob Harkins, Kelly Jo Drewery, Sherry Baker, Fred Binder, Hilda Lyon, Bob Smialek  
Management present: Doug Slusser

The Minutes of the previous board meeting, 28 February 2022, were approved as submitted. Motion to approve: T. Grover Second: H. Lyon

**MANAGEMENT FINANCIAL AND OPERATIONAL:** D. Slusser. February was a solid month financially for the Club. Net Operation Income (NOI) exceeded budget by \$15,826 and the prior year by \$10,132. This is the eighth month in a row we have exceeded budget. Membership and Golf Operations revenue were particularly strong, offsetting weakness in Food and Beverage (F&B). Payroll expenses were over budget in most departments.

We are beginning to prepare next year's budget. In some areas, planning will be slightly easier because we now have a full membership dues line and a solid post pandemic history of operational performance. Unfortunately, we are also seeing significant price increases in operational expenses as inflationary pressures are becoming more evident. To meet next year's budgeting goals, we will be required to increase membership dues. A motion by Tom Grover, seconded by Kelly Jo Drewery to increase dues 5% across the board in all membership categories was approved by the board. It is anticipated the new budget will be available for review in May.

Four other operational items were reported: (1) We have hired a new cleaning service for the clubhouse. Multiple bids were received, and Friendly's Cleaning was selected. The new contract @ \$3,800/month will be \$1,500/month higher than our previous contract. (2) We have been experiencing more sewer problems than normal. It appears a member is flushing their adult diapers rather than disposing of them in a container. To help alleviate this problem we will position sanitary waste disposal canisters in all restrooms and a membership communication will be sent to alert the membership asking for their help. (3) we have been experiencing an odor in the breezeway/outdoor patio area which was attributed to the sewer vent pipes above the roof in those areas. Charcoal vent caps were installed, and the problem seems to have been corrected. (4) the bridge behind # 6 back tee has failed and will need to be repaired or replace.

**FINANCE:** T. Grover. We have been working with South State Bank to recast our current loan. The bank has responded with an offer for a fixed rate for the remaining term of the loan (May 2029). This is an attractive offer in that it removes the uncertainty of our current loan rate which is indexed to the 5 year treasury rate starting in July 2024 and has the potential to save us several thousand dollars in interest expense over the remaining life of the loan. The finance committee unanimously voted to accept the banks proposal. A motion made by Tom Grover and seconded by Bob Smialek to accept the bank's new loan proposal. The motion was unanimously approved by the board. Tom Grover, Treasurer, will execute the required documents on behalf of the Club.

**LONG RANGE CAPITAL PLANNING:** H. Lyon. As reported last month Global Sanchez, the engineering firm evaluating our water/sprinkler system is expected to deliver their report by the end of March. Their report is necessary for us to request proposals for the upgrade and/or repair of our existing clubhouse

water/sprinkler systems. Replacement cost for this system is a critical element for our capital planning next year. The irrigation well head problem reported last month has been satisfactorily resolved with the installation of a new cap. Inspection of the piping below the well head revealed PVC pipe and, therefore, no corrosion as was feared. Funding for the pole barn project is on hold as we await Sarasota County's response to the side lot setback requirements. The pro shop has requested to implement a purchase plan to replace six push carts per year for several years. Members of the board expressed concern that the Clic Gear carts being contemplated are not as user friendly as our older sun mountain carts. Board members requested the golf committee evaluate the Clic Gear carts for the addition of accessories to make them more compatible with our current fleet of carts. The drainage project for holes #5, #6, #7, and #9 presented last month as a Request for Capital Expenditure (RCE) has been approved by the long range capital planning committee with \$15,000 for materials and \$10,000 to purchase a used trencher. A second RCE submitted by the Green's committee to expand the driving range approximately 30 yards north was discussed. P. Cangero submitted a contractor's bid to the board for \$36,000 with start of construction in late June or early July. After discussion Fred Binder made a motion and Sherry Baker seconded a request for board approval of \$36,000 to proceed with the driving range expansion. The board voted approval.

**MEMBERSHIP:** S. Baker. Membership numbers are as follows: 320 equity, 5 corporate, 50 55 and under, 192 social with sport. 55 and under memberships have been capped and there are 5 on the waitlist. Seven of our 55 and under memberships will age out as of July 1, 2022. If no equity memberships are available for their upgrade, they will be allowed to continue at their current membership until an equity upgrade is available. There are 56 on the equity waitlist. Average resignations since July 2021 have been 3/month.

The membership committee has approved and recommends to the board for approval the following "Tiered" social membership categories effective July 1, 2022: (1) Social with tennis membership: This would include unlimited use of the tennis courts, guest privileges and the tennis courts and dining, would include access to the Clubhouse and dining plus games, however, there would be no access to the golf course or practice facilities. Pricing: family \$1,700; family combo \$N/A; single \$1,400 (2) Social with sport membership: This would include unlimited use of the tennis /racquet courts, access to the Clubhouse for all dining and special games such as Bridge or Mahjong, guest privileges for tennis, golf and dining, up to 6 rounds of golf PER MEMBER from November through April, unlimited golf May through October and use of the practice facilities when the member is scheduled on the tee sheet. Pricing: family \$2,200; family combo \$1,800; single \$1,650. In addition, to the above proposed tiered social memberships, the board was asked to consider the following revision to the equity wait list: As of March 29, 2022, those applying for the equity wait list will be required to join as social with sports members. Those social with sports memberships on the equity wait list will have an additional six (6) rounds PER MEMBER November through April for a total of 12 rounds. Following a lengthy discussion, Sherry Baker made a motion with a second from Tom Grover to approve the above "tiered" social membership categories and the equity wait list revisions requiring social with sport membership including increased rounds of golf. The board voted approval.

A second recommendation was presented on behalf of the membership committee by S. Baker. The committee recommends an increase in the family equity membership initiation fee from \$4,500 to \$6,500 and single from \$3,000 to \$4,000 effective May 1, 2022. A motion was made by S. Baker to approve the increase in initiation fees. H. Lyon seconded the motion and the board voted approval.

**GREENS:** P. Cangero. Members of the board thanked Pat Cangero and all members of the club's staff for their outstanding work on the Men's Invitation tournament. It was considered by all to be a huge

success! The golf course remains in great shape with only a few challenges as we continue to see record rounds of golf. See the Long range capital planning paragraph above for more green's committee activities.

**GOLF:** F. Binder. There has been considerable discussion on our local rule for plugged balls in bunker faces. The golf committee will continue to gather member input and suggested resolutions for the rule. F. Binder hosted a discussion on social with sport members usage of the driving range. It appears one or two members may be abusing the club's intent of allowing social with sport memberships use the practice facilities. One member in particular has been observed daily at the driving range for hours at a time. With our already increased rounds of golf being played by equity members and the resultant wear and tear on our small driving range, the question was raised: why are we allowing social members the same practice facility privileges as equity members? The new two-tiered social membership should help resolve this problem with social members now being restricted to practice facility usage only on days the member is on the tee sheet. Annual range passes will no longer be sold. The use of Clubster was discussed. Several members have chosen not to use the Clubster app and are missing communications sent from the club. D. Slusser will initiate another communication to the club's membership encouraging membership participation in this important communication tool.

**TENNIS:** R. Harkins. League play is wrapping up for the season. Summer leagues are being planned. Congratulations to our ladies 4.0 team, they are league champions! Also, one of our 3.5 ladies teams were 2<sup>nd</sup> in their league. The Betsy McCormack clinic is on schedule for Friday, April 1. We will be having an end of year tennis luncheon in April. Activities will include on court competition, team pictures, and lunch in the club house.

**HOUSE:** K. Drewery. The Highwaymen Art Show was a big success. The Men's Invitational was also a huge success with kudos to our kitchen and dining room staff for their excellent service, food and beverage preparations. We now have a second fire pit on the smaller patio. The house committee is evaluating replacing the large club chairs in the lower lounge with two high tops and five chairs each to accommodate more informal dining in the lower lounge. Offering a menu with more casual dining choices was also discussed.

**NEW BUSINESS:** none

Through a motion by F. Binder and seconded by K. Drewery the meeting was adjourned at 4:45 pm

Respectfully submitted,

Rob Harkins  
Secretary