

Mission Valley Golf and Country Club
Minutes of the Board of Directors Meeting
Monday, September 26, 2022

The meeting was called to order by President Steve Day @ 2:30 PM Eastern Time
Members present: President Steve Day, Treasurer Tom Grover, Secretary Rob Harkins, Kelly Jo Drewery, Bob Smialek, with Fred Binder and Hilda Lyon by phone, Sherrie Baker and Pat Cangero absent.
Management present: Doug Slusser

The Minutes of the previous board meeting, 18 July 2022, were approved as submitted. Motion to approve: K. Drewery, second: T. Grover

MANAGEMENT FINANCIAL AND OPERATIONAL: D. Slusser reviewed the operating results and financial statements for the month of August. August was a solid month financially for the Club with Net Operating Income (NOI) exceeding budget by \$12,508. Revenue generation easily exceeded the budget and the prior year. Golf operations led the way fueled by rounds of golf exceeding budget by 16%. Overall expenses were mainly in line with budget despite continued inflationary pressure on wages and fuel.

With hurricane Ian anticipated in the next few days, September financials will likely miss budget.

After discussion the following change to the Club's leave of absence policy was approved by the board: Motion provided by T. Grover, second by H. Lyon:

"An Equity Membership or 55 & Under Membership may be granted a leave of absence for up to 90 days. During this time the membership remains in effect. During the leave of absence, the Member's dues will be adjusted to reflect the Member and Member's family usage of the Club, if any (see previously posted guidelines related to dues adjustments). In the event the membership's leave of absence extends beyond 90 days and there is a waiting list in the class, the membership will terminate and be made available to the next person on the waiting list. The membership on leave of absence has the option to maintain the membership by returning to full dues level for the respective membership, downgrading to a Social Membership or resigning from the Club. In the event of a downgrade to Social Membership or resignation, the former Member on leave of absence will have priority and go to the top of the applicable waiting list when they are able so long as that occurs within 12 months." Leave of absence requests defined above are subject to board of directors' approval on a case by case basis.

The notice to voting members of Mission Valley Golf and Country Club regarding the election of new board members at the November 14, 2022 annual meeting was sent to the membership on September 27th.

We are having a problem with juvenile vandals at the clubhouse and surrounding grounds. We have experienced some property damage and theft in the parking lot. The sheriff's office has been contacted and until the vandals can be better identified we are on our own. We, therefore, will be hiring off duty deputies for additional patrols to help identify the juveniles. In addition, a new light will be installed

near the 4th tennis court where the vandals seem to hang out and D. Slusser is evaluating the purchase of cameras.

Proposals for modifications to our fire sprinkler system are being received. It appears the costs may be less than what we anticipated. The first phase would bring a larger diameter pipe from the street to the clubhouse which would allow for removal of the big green storage tank outside the east entrance to the clubhouse. The second phase would address the overhead sprinkler system in the clubhouse.

LONG RANGE CAPITAL PLANNING: H. Lyon. The five replacement irrigation boxes are on the way. The old boxes will be kept for replacement parts until all boxes have been replaced throughout the course.

Lightning protection has been installed and updated on all the course outbuildings, and a surge protector has been added to protect the pump house electronics.

The golf course maintenance pole barn is here but we are still awaiting Sarasota County permitting.

RCE projects: The approved driving range project is on hold. The original contractor is not able to complete the job in a timely manner. As an alternative the green's committee is recommending the purchase of mats like the "Turf Hound" mats at Heritage Oaks. The new mats will be moved forward to gain additional width for more hitting stations. The old hitting carpet at the front of the range will be removed.

FINANCE: T. Grover. The finance committee together with the Long Range Capital Planning committee have evaluated options for the replacement of "short term ownership equipment" that typically has a lifespan of 3-6 years. With a motion from T. Grover and a second by H. Lyon the board approved the leasing of 17 pieces of golf course maintenance equipment for 48 months with a fair market value buy out at the end of the lease.

Raising the food and beverage service charge was discussed. With a motion by S. Day and a second by T. Grover the board approved an increase from 18% to 20% for the F&B service charge. This will contribute approximately \$17,000 additional revenue which will go toward wages for staff which is needed since hiring is challenging at our current entry salary.

TENNIS: R. Harkins. Tennis court maintenance had a \$9,900 savings to budget. The capital purchase of the Venus scarifying machine late last fiscal year (RCE #22-39) is allowing us to resurface the courts "in house" rather than pay an outside contractor. Some of the savings will be deferred to later in the year for purchase of replacement Har-Tru clay. There will be a tennis welcome back party on Oct 14. The event will include round robin tennis at the courts followed by a cocktail party in the clubhouse. Both men's and lady's leagues will begin in late October/Early November. We anticipate having one men's team and three or four lady's teams representing Mission Valley.

MEMBERSHIP: S. Baker (presented by D. Slusser). Membership continues to be a bright spot for the Club. Our current membership is: 320 equity, 5 Corporate, 50 55 and Under and 215 Social members. There are 89 on the Equity Wait list. Year to date (since July 1) we have had one Equity resignation down to Social, two Social member resignations and two 55 and under resignations. The Equity wait list may see some changes in the future as potential members tire of waiting of the list and their one year commitment expires.

GREENS: P. Cangero (presented by D. Slusser). The new fairway mower is here and in use. The boom lift machine has been repaired inhouse and near budget. The fairway drainage project continues with good success.

Aerification, air injection and verticutting of the green's continues with great results. Greens are healing quicker, and another air injection is planned next week. Top Choice was putdown to control mole crickets. We continue to struggle with personnel turnover. Some projects have been delayed until new staff is onboard.

GOLF: F. Binder. The board discussed the current hole-in-one program with an interest in changing it to eliminate non golfing members being charged for each hole-in-one. D. Slusser and F. Binder both presented ideas which they will discuss further and provide a recommendation to the Board.

HOUSE: K. Drewery: The Red Cross provided CPR training to 24 employees of the Club. Vaccination sign up is full for the first session and nearly full for the second.

Club wide dress guidelines were discussed at the house committee meeting and presented to the Board. The following text was submitted as a motion by K. Drewery and seconded by S. Day and approved by the Board: " Fashion is always evolving and what is fine for one individual may be inappropriate for another. Recognizing, it is nearly impossible and unrealistic to dictate taste...We ask that all members, their families, and guests wear "appropriate" attire for the activities they are engaged in at the Club. Clothing should be non-offensive to other Members. It is a member's responsibility to inform their guests of this policy. It is not our intention or desire to attempt to detail the specifics of appropriate or acceptable attire. If you have a specific question what constitutes "appropriate" please contact the Admin Office. "If in doubt, check it out!" Men are asked to remove hats and caps when spending time in the Clubhouse unless the headwear is a religious custom or due to a medical condition." This text will replace the current dress guidelines in the Club's rules and regulations.

NEW BUSINESS: S. Day: The ACH payment program was discussed. Participation in the ACH program has been disappointing considering the benefits to the club that could be realized. D. Slusser explained the lengthy process the office staff must go through when paper checks are submitted to the office. If members paid their monthly bills with the ACH, it would save the office staff countless hours of paperwork and improve accuracy of posting of payments to member accounts. It is the Board's desire that the ACH program be aggressively implemented and made mandatory by Jan. 1. Further communication with the membership is planned to include a presentation at the annual membership meeting to highlight the significant benefits of the ACH program. Any member unable or unwilling to participate in the ACH program will be asked to communicate their reason to the Admin Office.

B. Smialek reported on his subcommittee exploring management company options to replace Pope golf. Three companies are showing interest so far with one presentation already made and two planned in October.

Through a motion by S. Day and seconded by R. Harkins the meeting was adjourned at 4:05 pm

Respectfully submitted,
Rob Harkins
Secretary

