

**DRAFT**

**Mission Valley Golf and Country Club  
Minutes of the Annual Membership Meeting  
Monday, November 13, 2023**

**Opening Remarks:** The meeting was called to order by President Steve Day @ 5:00 PM Eastern Time. President Day welcomed the attending membership and spoke briefly about the quality and dedication of the Club's staff and management. Their hard work and commitment make for a consistently enjoyable Member experience. He thanked the management team of Lyn Plummer, Sander Bergstrom, Brian Dahle, Gennifer Mendez, Dave Emmons, Dawn Pentesco, Wendy Long, Patsy Lukas, Mitzi Conley and their leader, General Manger Doug Slusser, for the great job they do. President Day also mentioned with sadness the passing this year of Past Presidents George Dellos, Ron Drewery and Thomas Slattery. Lastly, President Day remarked on the special contributions over the years on various projects of members Tom Kelly and Rob Harkins.

**Proof of Annual Meeting:** D. Richardson addressed the membership as the Club's Secretary stating that a notice for the meeting had been sent 20 days in advance of the meeting and conduct of the evening's meeting would be in accordance with the club's bylaws Article VI, Section 1. He stated that there was a quorum for the meeting based on the number of members in attendance and submitted proxies.

**Approval of Minutes:** Meeting minutes from last year's annual meeting held on November 14, 2022, were approved by voice vote of those present.

**Announcement of candidates:** Three candidates were announced for three vacancies to the board: Kelly Jo Drewery, Joseph Polino and Kurt Sangmeister. If elected, they will serve three-year terms. A final call for ballots not yet submitted was made.

**Finance Committee Report:** T. Grover thanked his committee: Marsha Craig, Mike Long, Hilda Lyon, Dave Richardson, Bob Thierfelder, Ron Drewery (in memoriam) Mike Farrugia and Bob Smialek. A highlight of the fiscal year ended June 30 was the availability of the recently established CARA (Capital Asset Replacement Account) fund to cover \$170K of extraordinary expense for clean-up and repair following hurricane Ian. Without this fund, an assessment of the membership may very well have been required. Further, due to the full membership (with a large wait list) and strong operations that exceeded budget, the Club was able to use operating profits to reimburse the CARA fund for \$100K of the \$170K that had been expended. Based on stronger than expected dues revenue and interest revenue, the net operations of the Club exceeded budget by \$30K even after funding the \$100K reimbursement of CARA. It was further noted that the Club's decision to refinance our mortgage at 4.25% last year in advance of its 2024 maturity has proven to be very fortuitous. We would have otherwise faced a much higher interest rate re-set next year given the big run-up recently in market interest rates. Fiscal 2024 is off to a great start with operations through the first 4 months exceeding budget by \$75K. This is largely attributable to stronger than expected dues revenue. Attrition among our Social with Sport membership has been less than expected following an increase in the annual dues for that membership class.

**Membership Committee Report:** C. Hornberger thanked Membership Director Dawn Pentesco for an incredible job promoting Mission Valley and keeping individuals on our waiting list interested and active. As of today, we have a full membership, with 325 Equity members, with a waiting list of 118. We have

55 55 and under memberships, with 14 on that wait list. There are 217 Social with Sport members, which includes those on the Equity wait list, and 40 Social Members. Chair Hornberger thanked her committee: S. Picazio, M. Bacon, J. Polino, T. Grover, M. Ziobro, D. Welsh and the late N. Kavounas for their work during the year. The committee welcomes questions and suggestions from the membership.

**Golf Committee Report:** Presented by D. Slusser (F. Binder could not attend). I would like to thank the following individuals for their participation on the Golf Committee; Brian Dahle, Paul Grovum (Handicap Committee Chairman), Pam Allen, Barbara Males, David Johnson, Mary Pat Kahler, Kathy Kuhlman and Deb McGrath. A special thanks to Brian for his knowledge, experience, and direction on issues related to the Club. He has a very good pulse on the membership's desires and problems. He is also very helpful in USGA rules and handicapping.

In the past year we have addressed multiple issues ranging from:

- Number of groups allowed.
- Slow play and pace of play.
- Straight tee times verses split times.
- The inaugural 4 club event for couples and continuation of the Silver Tray event
- Local rules, more about this in a moment
- Delivery of new bag tags
- Handicap Committee revitalization, with a special thanks to Paul Grovum

Requests for additions to local rules is a continuing saga with many requests coming before the committee. I am happy to say, it is what you don't do sometimes that is important. We have 1 local rule. A ball imbedded in the face of a bunker may be placed in the bottom of the bunker. That is it! This is also the only local rule in place for WGA, MGA, and Club events.

Several Member groups have root rules, mud balls, etc. which is fine. But they do not exist in events mentioned.

Handicap Committee:

The Handicap Committee operates under the direction of the Golf Committee. The committee members are Chairman Paul Grovum, Brian Dahle, Fred Binder, and Cheryl Hornberger. Questions can be directed to any member of the group.

The Handicap Committee has finalized the process for linking Fore Tees to the USGA Handicap system. We are now able to do the following:

- Track rounds posted to rounds played.
- We will be monitoring group play, WGA, MGA, and Club events.
- We know who is posting and who is not.
- The average MVCC member is only posting 70% of their scores. Reasons range from:
  - Don't know how, the pro shop will gladly help you.
  - Motivation to have a high or low handicap.
  - Posted on the wrong day.
  - Too lazy, or just a freak round that won't count anyway.
  - Just don't care, they play golf for fun and not competitively.

Our focus will be on members playing 18 holes in groups, WGA, MGA, and Club events.

- Focusing on 18 holes rounds allows us to better purify the data.
- We are developing an automatic reminder if you fail to post.
- We will let the vanity handicappers suffer their own consequences, losing.
- We have been checking weekly and have posted scores for members that just happened to forget that good round. We have also sent letters to members about posting. The pro shop will post event rounds.
- Bottomline, we are watching. Our job is to ensure fair and competitive events for all members. We are not looking for confrontation.

**Greens Committee Report:** P. Cangero reported that over-seeding occurred today, and asked golfers to observe the cart path-only rules until notified. He explained that the transition from rye grass back to TifTuf Bermuda last spring was significantly hampered by dry conditions (20 inch rain deficit on top of a substantial deficit the year before). The extraordinary heat during this past summer also placed substantial stress on the course. We have experienced poor drainage on certain portions of some fairways that has resulted in poor turf conditions. Dave Emmons and his crew are experimenting with alternative drainage solutions with test plots on the #5 and #13 fairways. The County has cleared out invasive pepper trees along the Legacy Trail, and this has opened up views and access along holes #4 and 6. There has already been one incident of vandalism on hole #4, so for purposes of privacy and protection of the course, we are installing sections of vinyl-coated (black) chain link fence along the most exposed sections of these two holes. Unfortunately, with the County's property extending 50 feet from the center of the Legacy Trail, we have been forced to move the cart path on the right side of #6 closer to the green. We will be pursuing a plan to move the cart path on the #8 tee towards the out of bounds so that we can complete a much needed expansion of the teeing area. Material storage bins were relocated from the front parking lot to the Golf Course Maintenance yard. We continue to suffer from an extended delay in the delivery of a major equipment package from Toro. Fortunately, we have brought a new head mechanic on board who is doing an outstanding job keeping our existing equipment in operation. The membership earlier this year approved an expenditure of up to \$330K to replace our irrigation pump house equipment. We hope to have this project completed in the spring. The Club is experiencing a severe infestation of the southern pine beetle. Many of our pines have died, and many have been cut down. Unfortunately, most of the remaining pines on the property will suffer the same fate. There is no reasonable course of action to prevent this. Accordingly, we are beginning to explore alternative species of trees that can be planted as replacements, particularly where existing trees play an important role in the strategy of various holes. Superintendent Dave Emmons is doing a tremendous job, and even better results can be expected as he gets his team fully staffed, and when our new equipment eventually comes in. Chairman Cangero thanked his committee for their commitment during the year: Tucker Alford, Fred Binder, Joe Devita, Jeff Fields, Ted Hale, Rob Harkins, Robert Harrison, Cheryl Hornberger, Dave Johnson, Rob Nelson and Rob Radlinski.

**Tennis Committee Report:** R. Harkins thanked the tennis committee for their dedication to the Club's tennis program. Members included: J. Polino, C. Bond, D. Denney, J. Jaworski, S. Mooney, H. Quigley, B. Chalmers, and P. Lukas (head professional). Patsy Lukas is relatively new to the Club, and has proven to be a most welcome addition. She is doing a wonderful job. It has been a busy year for the tennis program. In January we converted our court reservation system to Court Reserve. That system has given us a better handle on the numbers of members who are active users of the tennis facilities. We count 103 active tennis players, representing 84 memberships (Equity, Social with Sport or Social). Currently, we are using our 4 courts about 75% of the time. We have daily play, league play, along with

lessons and clinics conducted by P. Lukas. There are 6 league teams (2 men, 4 women) representing Mission Valley in competitive play throughout Sarasota County. We have social activities including a First Friday mixer and dinner event each month. Past upgrades to the tennis center have included new decking, furniture and umbrellas, and the purchase of a Venus scarifier machine used monthly to condition the Har-Tru clay court material. We have improved court drainage and added a new ice and water station. Planned upgrades include new windscreens. We continue with both POP tennis pickleball. The tennis program is active and growing. Five or six years ago we only had about 20 active tennis players. We are in the process of evaluating and planning the addition of a 5<sup>th</sup> tennis court to support the continued growth of the tennis program at Mission Valley.

**House Committee Report:** K. J. Drewery. This is your club. Our committee focuses on keeping the club a fun place to make new friends and have great experiences. We have a wonderful social calendar that includes a wide variety of entertainment for all to enjoy. We are fortunate to have many volunteers that assist in enhancing our special events. I specifically would like to recognize Jo Hale, Becky Jablonski, and Kay Dellos for always being there to help. They dedicate their time and talents to give our club a special look. We also address issues and improvements on a regular basis and try to create an updated environment. With an aging clubhouse, it is important to address maintenance issues on a timely basis. Property maintenance manager Juan Rosario has been a tremendous addition. Juan allows us to tackle problems as they arise. We are very fortunate to have an excellent executive chef, Sander Bergstrom, and a fine support team. This is referred to as the back of the house. We also have a fine management team, led by Doug Slusser, which consistently supports the efforts of the Committee. The coordinated efforts of these groups make a full circle for success. We have lots of exciting things happening at your club this season. We have trivia on November 7<sup>th</sup> and 21<sup>st</sup> and will continue to have trivia nearly every other week all winter season long. We honored our veterans on November the 10<sup>th</sup>. Our Welcome back party is a luau theme on Friday November 17<sup>th</sup>. Special entertainment is scheduled, it should light up the night! Chef Sander and staff, as always, prepare our wonderful traditional Thanksgiving buffet. We close out the month with music bingo on Tuesday November 28<sup>th</sup>. Come out and meet and greet your friends and new members. It's a fun evening with singing, dancing, and prizes. It's not too late to sign up for Crazy Christmas on December the 8<sup>th</sup>. We will be entertained with Tee Bone Trio. In a departure from the past, we will have an end of year party Friday December 29<sup>th</sup> instead of a New Year's Eve party. We recognize many of you make other, and sometimes, later plans for New Year's Eve. We are excited to try this new variation to our social schedule. Look for our new wine glasses etched with the Mission Valley logo coming soon to your bar. They will also be for sale in the Pro Shop and would make a great Holiday gift. A special thank you to my committee members Jack Onofrio, Jo Hale, Denny Foley, Rick Stein, Peggy Ricklefs, Becky Jablonski, and President Steve Day, staff and management, Doug Slusser, Lyn Plummer, Linzee Marks and Chef Sander.

**Long Range Capital Planning Committee (LRCPC):** H. Lyon. As a group, the **LRCPC** is responsible for all assets at Mission Valley. Our oversight includes the golf course and clubhouse, as well as the tennis courts, cart barn and maintenance area, parking lots, and all outbuildings. It is our job to maintain and preserve our investment as well as possible with the capital funds we are given.

In addition to the monies that are earmarked for our account, we are also charged with disbursement of the **CARA** funds. As stated, and included in the **Rules & Regulations** the use of the **CARA** is very specific. The sole purpose is to replace, maintain, or bring up to current standards existing large, infrastructure assets. This includes any major projects such as roof replacement, re-grassing the golf course, or catastrophic damage not covered by insurance. It is not intended for routine maintenance issues like A/C replacement, plumbing, electrical issues, etc.

This fund has served us well. Last year we spent \$170K cleaning up after Ian. As Tom mentioned, because we exceeded budget, the **CARA** fund was reimbursed \$100k, no special assessment. This year we were hit with the unexpected, having to replace the Pump House. The membership voted to approve the \$300k needed. This will also be fully funded by **CARA**, not a special assessment.

Some of our scheduled improvements this year are noticeable. In March, the new range mats in the practice area were installed. Upgrades continue in the GCM area, a new Pole Barn was put up, solar lights added, the landscape materials were moved out of the parking lot and under cover, and a privacy fence was erected to shield the maintenance area from view. This gave us the opportunity to clean up the area next to the 10<sup>th</sup> tee, and front parking lot.

New pavers in the tennis pavilion and surrounding walkways were installed in April, and bridge repair on the course is ongoing. The steel plates were removed and the drain repaired at the front entrance.

You will soon notice a new fence going up to hide The Legacy Trail where the pepper trees were removed by the County. Landscaping to help shield us from full view will be a joint project involving the County and MV.

The maintenance of our golf course is a first priority, and keeping all the equipment in top working order is a huge task. Repairs and parts are always needed, along with replacing some very aged equipment owned by us. As mentioned, we have a leased equipment package on order, hopefully arriving in the next few months.

Some not so noticeable but necessary improvements are the purchase of 3 new irrigation boxes, bringing the total to 8. We also upgraded to a new server to support the operating software. It is worth mentioning that we are in the final weeks of waiting for County approval to bring in the municipal water line from the street to the Clubhouse. This will be the beginning of Phase 1 for replacement of the Fire Suppression System in the building.

And lastly, it is the duty of the **LRCPC** to ensure that we invest your money wisely. In the past few years, our insurance premiums have more than tripled. Doug Slusser has carefully made sure that we "bid" outside our current vendor. Of the three serious responses, only one would cover us, our current provider. Our other bids were not considered because our building is 50 years old, and not up to current state codes. The insurance world considers us high risk.

As we are about to spend a considerable amount of money in the next few years replacing our Sprinkler System, the windows across the front of the clubhouse, and most likely a new roof and outside painting in the next few years, we thought it best to reach out to see if these and other planned improvements would improve our insurability. We asked for advice from a local commercial builder who is very familiar with MV, and has involvement with local club renovation. They in turn put us in direct contact with an engineering firm to assess all of our concerns. We have also reached out to our underwriter to see what major improvements are necessary to stay insured at our current level.

Right now, we have no concrete answers to any of these questions, and it will take time for the professional reports to come back. As a committee, we will keep you informed of any information we receive.

We have a very special group of people here at MV, and a very desirable golf course. Because of your support, we are able to move forward. We need to plan for our future, but stay mindful of the struggles we've had in the past. LRPC committee members: Bob Thierfelder, Scott Bundrett, Bob Smialek, Dave Richardson, Ron Drewery (in memoriam), Phil Craig, and Tom Grover.

**Management Report:** D. Slusser. Thank you to the Board and Committees for their time and commitment to the Club. Thank you also to the long-tenured, high quality team of management and staff that make everything happen at the Club. Each department is an ingredient in the recipe that is Mission Valley. Thanks to Dawn and Mitzi for their work getting the annual meeting mailing out, and Dawn for her work on the slide presentation.

A few operational updates:

On July 1<sup>st</sup>, the Club became self-managed again after a 10 year arrangement with Pope Golf/Properties. All management and staff were previously employees of Pope – we are now employees of Mission Valley. The operations of the Club have not changed, and we currently work with a PEO firm that provides administrative services for HR, payroll, and benefits. The transition required a lot of work, but was actually quite seamless.

Materials for the Legacy Trail fence actually arrived just today, and installation will begin tomorrow. The County has told us they will be doing some landscaping on their side of the fence, and we will monitor that, and determine what additional landscaping may be needed on our side to provide appropriate screening from the trail.

The Fire Sprinkler line from the street to the building is coming along, but has required more back and forth on the permitting with the County than we had anticipated. This will provide a new, more reliable water supply to our fire sprinkler system. It will also allow for the removal of the big 10,000 gallon green tank and the low green building behind the 10<sup>th</sup> tee and 18<sup>th</sup> green. This will open dramatic new views of the golf course from the front parking lot.

Our deposit has been made for the new Pump Station, it is under construction, and installation is targeted for April. On a related note, representatives of the County have told us that we should have access to a new supply of reclaimed water in 3-5 years. Although longer than hoped, the reclaimed water will be pumped directly into our irrigation pond, and will represent a higher quality of water than what we draw now from our well. This should materially benefit the golf course.

In Clubdom, the world of Country Clubs, standing still is going backwards. We must recognize things change, and we must embrace technology. On that front, we have received a formal, wireless proposal that we hope will enable us to provide robust wireless access throughout the Clubhouse. We have also purchased the Foretees app, which should make it easier for members to book tee times and receive Club communications on their mobile devices.

Hilda Lyon's LRPC report exposed some of the challenges the Club faces in coming years due to our aging infrastructure and insurance challenges we all face. Turning to near-term issues -

Headlines about the pandemic have been replaced by headlines about inflation over the past two years. At the personal level, inflation is trending downward, which is welcome news. For Club operations inflation has also been significant. Unlike personal inflation, Club inflation is not slowing down. In fact, in

many areas, we are seeing it accelerate! Suppliers must have heard the same thing we did; the pandemic helped golf; golf is booming! And they're sticking it to us in many cases.

Pandemic era supply chain issues have remained in many areas, particularly equipment, resulting in very dramatic increases in costs. For example a JD 8900 rough mower was \$68,865 in January of 2021. A replacement Toro 7000 rough mower was quoted at \$126,000 last week.

Operational expenses continue to increase.

#### Insurance

Year-end June 21	\$82,759
Year-end June 22	\$108,147
Year-end June 23	\$148,828
Year-end June 24 est	\$220,000

Chemicals and Fertilizer costs have seen year over year double digit increases.

Seed for over-seeding has doubled in two years

Wages - to remain competitive in the hiring process and retain workers once hired.

The costs of a golf course are skyrocketing.

Coupling our increased operating costs with aging infrastructure presents challenges we must face. We can continue to increase revenue through increased dues and fees or we can accept less.

Accepting less is also going backward.

My comments at the Annual meeting are a "high level" view. If you would like to learn more or get into details, attend my monthly meetings or come visit me in my office. This is your Club and you should be as informed at you want to be.

**Recognition of Retiring Board of Directors:** S. Day thanked the retiring board members: Tom Grover and Fred Binder. Personalized gifts were provided to each as a thank you from the club. Kelly Jo Drewery was also recognized for completing her first term on the Board. She is standing for re-election. Pat Cangero recognized Steve Day for his service as President of the Club, and provided a gift as a thank you from the club. (Mr. Day has one more year of his term to complete).

**Q & A Session:** Four members made comments or asked questions. Responses were provided by S. Day and D. Slusser to each of the questions and the membership was invited to follow up with any other questions or comments they might have to D. Slusser.

**Announcement of candidates elected to the Board of Directors:** Kelly Jo Drewery, Joe Polino and Kurt Sangmeister were elected to the Board of Directors each for 3-year terms.

**Motion made, seconded and approved to adjourn the meeting.**

Respectfully submitted,

Dave Richardson  
Secretary

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