

SCCC Board of Governors Meeting – SCCC Board Room 09/26/2023

President Joe Montineri called the meeting to order at 1:01pm. Board members present were John Kowalczyk, Chris Carlson, Ken Clark, Joe Montineri, Gerry Carmichael, Larry Cavolina, Jim Milligan and GM Matt Payne.

The minutes from the August 22, 2023 Board meeting were presented and approved by the BOG on August 22, 2023 via email. An "Action Without Meeting Letter" was signed unanimously by all BOG to allow this minutes approval and will stay in effect, until a Board member changes their approval.

Treasurer Report: Chris Carlson

- August was not profitable for the club which was expected. Financial performance underperformed both budget and prior year. September is typically the poorest performing month financially, before the Club's financial performance improves in the fourth quarter
- Total revenue of \$224k was greater than both budget and prior year, but Net income was below budget by \$20k and below prior year by \$9k.
- Year to date total revenue is still well ahead of budget and prior year, by \$112k and \$140k respectively.
- Year to date net profit from operations is \$53k which is less than budget by \$42k and less than prior year by \$114k.
- G&A dues revenue was greater than both budget and prior year (\$6k each).
- Prop & Fore revenue for August was better than both budget and prior year by \$18k and \$11k respectively. Prop & Fore Net Income was a negative \$8k which was slightly better than budget and underperforming prior year.
- Capital revenue was slightly better than budget and prior year.
- Capital expenses included the principal payment of the mortgage principal of \$5k and \$20k in capital repairs and improvements.
- The reserve balance was \$692k at month end.
- The Club appears to be in a good position for a strong last quarter.
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GM Report: Matt Payne

- Prop N Fore restrooms are in the final stage of construction and expected to be complete early October.
- LED light replacement complete on pickleball and tennis courts.
- Fall golf merchandise arriving weekly
- New beverage cart has arrived.
- Reed Foley free concert on October 14 is open to member and Fly-in residents.

To see the full General Manager's monthly report go to www.SpruceCreekclub.com and log into the Members Only section

Committees Discussion:

Membership: Gerry Carmichael

Membership: 166 Platinum 58 Gold 132 Silver (356) Equity 27 Dining 5 Preview 67 Summer (456) Total

- Summer Membership (SM) ends on September 30th and we have converted 18 of them to equity members.
- New Seasonal Membership options are now available and offering a 1-3 months or 4-6 months plan.
- New Lifetime Membership still to be considered and additional discussion is required.

26 new Equity members were presented to the BOG for approval:

- Samuel and Rose Brasili – Platinum (SM)
- David Rivas and Milagros Berrios -Platinum (SM)

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Membership (continued)

- Daniel and Lindsey Archer -Platinum (SM)
- Michael Lacky -Platinum (SM)
- Herman and Bianca Parker - Platinum (SM)
- Tom and Jody Weissenburger-Platinum
- Sharon Christmann –Platinum
- Jimmy and Casey Pruett -Platinum (SM)
- Raymond and Patricia Blackburn – Platinum
- Bob and Hilary Reilly – Platinum (SM)
- Glen and Merely Spitzer _Platinum (SM)
- Edison Mancini and Maryam Ali – Gold
- Brenda Lear -Gold (SM)
- Monica Sakurai and Cody Chambers –Gold
- Kim and Maureen McFadden -Gold (SM)
- Tara Baranoski and Robert Cacio –Silver
- Debbie Cloud and Matthew Dunkel -Silver (Preview Conversion)
- Stuart and Mariane Carter – Silver
- Maryann Seeley – Silver
- Gerard Probst – Silver
- Steve and Mia Olensky-Platinum (SM)
- Bill and Patricia Anderson- Platinum (SM)
- Tedd Sheppe- Platinum
- Paul and Debra Summer- Platinum (SM)
- Mike Collins- Platinum (SM)
- Kerri and Cameron Lounsbury (SM)

Chris Carlson made a motion to approve the new Equity members: Seconded by Ken Clark and the BOG approved.

Greens: Larry Cavolina

- Practice Green sprigs and reconstruction is progressing very well and is expected to be available to use mid November.
- All three watering pumps will be running soon, just waiting for the programmer to program the pump on Hole 5 before it can be placed in service.
- Hole 3 bridge has been completed.
- Hole 8 tee sod replacement is complete and is expected to be useable in three weeks.
- Specific attention will be given to mole crickets on the greens and goose grass.
- The area behind 10 green where the trees were removed will be having sod installed.

Sports: Jim Milligan

- Pickleball courts lights have been very well received by the members.
- Cleaning, patching, and resurfacing with 7 layers of rubberized paint of the pickleball courts should begin in October. Courts will close for about three (3) weeks for them to properly cure. Currently waiting for contractor to advise start date.
- Temporary Reciprocal with Crane Lakes is being negotiated.

- Logoed windscreens will be installed at the entrances to the pickleball and tennis courts reflecting the name change of the racket club to The Dick Bicknell Racket Facility.

House: John Kowalczyk

- House committee met for the first time (committee members only) on 09/21/23.

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House: (continued)

- Matt and Jodi have spoken with one of our wholesale vendors who have a department dedicated to assisting us with Prop Fore bar redesign and construction. Matt is setting an appointment with them to learn their capabilities.
- Matt and Jodi have developed a plan to cover the patio, to enhance both our members and banquet capabilities. In the process of securing specs and bids for the BOG to review and consider.

New Business:

No new business

A motion to adjourn the meeting was made at 2:27pm by Gerry Carmichael, seconded by Jim Milligan and approved by the BOG.

The next meeting will be October 17, 2023

Respectfully submitted,

John Kowalczyk
BOG Secretary