

SCCC Board of Governors Meeting – SCCC Board Room 01/16/2024

President Joe Montineri called the meeting to order at 1:00pm. Board members present were Chris Carlson, Ken Clark, Joe Montineri, Gerry Carmichael, Larry Cavolina, Jim Milligan, John Kowalczyk and GM Matt Payne.

The minutes from the December 19, 2023 Board meeting were presented and approved by the BOG on December 27, 2023 via email. An “Action Without Meeting Letter” was signed unanimously by all BOG to allow these minutes to be approved and will stay in effect, until a Board member changes their approval.

Treasurer Report: Chris Carlson

- The yearend financial statements are still preliminary as the year end review is still ongoing. While changes are expected they shouldn't be significant.
- December Net Income from Operations was slightly less than breakeven driven mainly by poor weather. Total revenue exceeded both budget and prior year and net income from operations was slightly worse than budget but better than prior year.
- The Prop & Fore performance was better than budget and in line with prior year.
- Golf operations performed worse than budget and prior year.
- Both were profitable for the month.
- Capital revenue was slightly better than budget and prior year.
- Net Income from Operations was breakeven although cash flow was positive.
- Both the Prop and Fore and golf operations were profitable for the year and both outperformed the budget.

GM Report: Matt Payne

- Reestablished contact with general contractor to begin deck and possible bar renovation.
- Paver cart path repair deposit has been made and work will begin soon.
- Upcoming events: Guys and Dolls tournament.
- Menus in final stages of print.
- Bocce league starting end of January.
- Interclub pickle ball matches are being created.
- Pool furniture has been ordered.
- First quarter maintenance performed on fitness equipment.
- Over seeding touched up on range and par 3's.
- New golf club rentals available.

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

As of 12/31/23: 182- Platinum 56- Gold 148- Silver (386) Total Equity 25- Dining 4- Preview 19- Seasonal Totals (434)

- 10 Lifetime Legacy Memberships have been sold.
- 14 New Equity members were presented to the BOG for approval: There were two separate votes.
 - Berry Lewis-Platinum - Matt Kremser-Platinum - Kristine Davison-Platinum
 - Daniel Beasley-Platinum - Kimberly Rylicki-Platinum - Cory Cormier-Platinum –
 - Meredith Cassandra-Gold - Gary Harling-Gold - Frederick Kerlinger-Silver
 - Roger Greenway-Silver - Kenneth and Mercedes Torres-Silver
 - Lawrence and Laura Higley-Silver - Virginia (Ginger) and William Jabour -Silver

John Kowalczyk made a motion to approve the first 13 new Equity members: Seconded by Jim Milligan and the BOG approved. (7-0)

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Membership: Gerry Carmichael (continued)

- Chris Carlson made a separate motion to approve the additional new Equity Members, Roger and Nui Halye-Silver, and the BOG approved (6-1)
- New survey going out to membership.
- Lifetime Legacy Membership amendment being worked on.

Greens: Larry Cavolina

- Working on gathering quotes for the new well on hole #5.
- Walk around mower being purchased for \$5,000 or less.

Sports: Jim Milligan

- SCCC will participate in the new Volusia County pickleball league.

Golf: Ken Clark

- After the December BOG meeting there were some BOG's questioning the current procedural design of the hole in one club. As a result of these questions the hole in one club effective date has been delayed to resolve the design issues. After some discussion the follow rules were agreed upon with an effective date still to be determined. Formal notice of when the hole in one club will start will be sent out via email from the golf professional.

Any hole-in-one made must be witnessed and verified by at least one SCCC Platinum member or register playing partner, playing in the same group on the same day as the hole-in-one was scored.

The hole-in-one must occur during a normal round of golf at SCCC. A normal round is defined as any nine (9) or eighteen (18) holes play with the intention of completing the round. Any unexpected circumstances that shorten the round (such as weather) will not nullify the hole-in-one.

The round must be played within the Rules of Golf.

When a hole-in-one occurs: The pro shop staff should be notified immediately of the achievement and then confirm it is valid within the Club rules as presented here. Once verified, the pro shop will notify the bookkeeper of the achievement.

All Platinum members will be charged \$2.00 each time a valid hole-in-one is made.

The member achieving the hole-in-one will have the entire funds collected credited to their member account to spend as they wish (bar, pro shop or dining).

The pro shop will arrange for a plaque commemorating the event.

House: John Kowalczyk

- New employee benefits proposals being finalized.
- SCCC will be having an Auto Show on property April 13 more details to follow.

Legal and Bylaws: Joe Montineri

- Monthly BOG meetings notice will be sent out in February with the entire BOG meeting schedule for the year.

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Social: Joe Montineri

- Patti Milligan has replaced Kathy Royer as Chairperson of the Social Committee effective 01/01/2024.

President Report: Joe Montineri

- The Club's mortgage will be payoff in February.

New Business:

- No new business.

A motion to adjourn the meeting was made at 2:58pm by Gerry Carmichael, seconded by John Kowalczyk and approved by the BOG. (7-0)

The next Board of Governors meeting will be February 20, 2024 at 1:00pm.

Respectfully submitted,

John Kowalczyk
Club Secretary