

## SCCC Board of Governors Meeting – SCCC Board Room 10/24/2023

President Joe Montineri called the meeting to order at 1:10 pm. Board members present were Chris Carlson, Ken Clark, Joe Montineri, Gerry Carmichael, Larry Cavolina, Jim Milligan, and GM Matt Payne. Absent John Kowalczyk.

The minutes from the September 26, 2023 Board meeting were presented and approved by the BOG on September 29, 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

- September was not profitable for the Club, however financial performance out performed both budget and prior year by \$6k and \$8k respectively.
- Total revenue of \$216k was greater than both budget and prior year. Year to date, total revenue is well ahead of budget and prior year, by \$125k and \$163k respectively.
- Year to date, net profit from operations is \$17k which is less than budget by \$37k and less than prior year by \$106k.
- G&A Due’s revenue was greater than both budget and prior year by \$4k and \$5k respectively.
- G&A expenses were more than budget and prior year by \$11k each due to legal and compensation expense. For the month, G&A Net Income was less than budget and prior year by \$7k and \$6k respectively.
- Prop & Fore revenue for September was better than budget and prior year by \$17k and \$10k respectively. Expenses were higher than budget and prior year and were driven by costs of sales, an activity related expense. Prop & Fore Net income was a negative \$7k, slightly better than budget and prior year. For the year, Prop & Fore Net Profit is a negative \$24k.
- Golf revenue was less than budget but better than prior year, both driven by weather. Golf rounds from outside play decreased 7% from prior year. Guest revenue was 10% less than budget but increased 18% over prior year. Member play was up 4% over prior year, a sign of growing member activity.
- Golf expenses were less than budget but slightly higher than prior year. Golf Net Income was a \$16k loss, outperforming both budget and prior year. Year to date, Golf Net Income is \$148k, in line with budget but worse than prior year.
- Sport was better than budget and prior year for both revenue and expenses.
- Capital revenue was slightly better than budget and prior year. Capital outlays for the month included the mortgage principal payment of \$5k and \$62k in capital repairs and improvements. Capital improvements included tennis and pickle court lighting, pickleball court repairs, Prop & Fore bathroom renovations and tree work around the golf course.
- The Capital reserve balance was \$650k at month end.
- The Finance Committee reviewed and discussed the proposed 2024 budget which had been prepared by management. After discussion, the Committee recommended the budget be presented to the Board of Governors for approval, which it was and unanimously approved by the board.

### **GM Report:** Matt Payne

- Prop N Fore restrooms are completed, with the exception of the door leading into the kitchen area.
- Prop N Fore Alarm controls replaced
- Sidewalks pressure washed at entrance, pool surrounds and tennis entrance.
- Entrance to Sunset and pool patio to be repainted end of October

To see the full General Manager’s monthly report go to [www.SpruceCreekclub.com](http://www.SpruceCreekclub.com) and log into the Members Only section

## SCCC Board of Governors Meeting – SCCC Board Room 10/24/2023 (continued)

Committees Discussion:

**Membership:** Gerry Carmichael

Membership as of 09/30/23: 148 Platinum 55 Gold 135 Silver (338) Total Equity 26 Dining 4 Preview 71 Seasonal Total (439)

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

- |   |   |
|---|---|
| 1) Gary and Kim Turck – Platinum        | 2) Ray and Lori MacMillan – Platinum      |
| 3) Michael and Dawn Pagliaro – Platinum | 4) Greg Daw – Platinum                    |
| 5) Jeff and Ella Godbee –Platinum       | 6) Robert and Elizabeth Schmidt -Platinum |
| 7) Brian and Cathy Dykeman –Platinum    | 8) Dan Scola -Platinum                    |
| 9) Mike and Martha Musso –Platinum      | 10) Rebecca and Sean Buck -Platinum       |
| 11) Rich and Silvia Delamar –Silver     | 12) Heather and Adam Sheflin – Silver     |
| 13) Hans and Sue Huchreiter –Silver     | 14) Kirsten Kasper – Silver               |
| 15) Catherine and Jeffrey Beam – Silver | 16) Sherri and Robert Imm -Silver         |

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

A new Lifetime Legacy Membership will be offered to all Equity members. Membership details will be discussed at a future member lunch meeting. Date to be determined.

**Greens:** Larry Cavolina

- Practice putting green is coming along very well and will possible open for use mid-November.
- #8 tee box will be available for play 10-26-23 and #13 tee box to be available soon.
- Water priority - #5 pump is out for repair.
- A trench on #3 tee will be installed for improved water drainage.
- The tee markers will be moved more frequently during the upcoming busy season.
- A new assistant golf course superintendent, Charles Alday has been hired.

**Sports:** Jim Milligan

- Pickleball court resurfacing is being postponed pending an attempt to pressure wash courts.

**Golf:** Ken Clark

- Twilight leagues introduced with Tuesday 2 person teams, Wednesday couples, Thursday Fun 9 currently being well received with approximately 20-28 players for each league.
- Utilizing golf genius for all events and signups.
- Discussion of establishing a Hole in One Club. Addition information to follow.

**House:** Joe Montineri

- Still trying to set an appointment with one of our wholesale vendors who have a department dedicated to assisting us with Prop Fore bar redesign and construction. Have contact regional director to assist.
- Matt had an appointment with second contractors to obtain plans and quote to cover the patio.
- New Menus are being created for upcoming season
- New hires in front and back of House in preparation for busy season.
- Chef Michael's first day October 18<sup>th</sup>

**Legal:** Joe Montineri

- The Club has been relieved in a summary judgment from the Dallenbach lawsuit.

## SCCC Board of Governors Meeting – SCCC Board Room 10/24/2023 (continued)

**Social:** Joe Montineri

- A new social committee chairperson is under review.

**New Business:**

- No new business.

A motion to adjourn the meeting was made at 2:25 pm by Gerry Carmichael, seconded by Ken Clark and approved by the BOG.

The next Board of Governors meeting will be November 21, 2023 at 11:00am.

Respectfully submitted,

Gerry Carmichael  
BOG Vice President and acting Secretary