

SCCC Board of Governors Meeting – SCCC Board Room 11/21/2023

President Joe Montineri called the meeting to order at 10:58pm. 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 October 24, 2023 Board meeting were presented and approved by the BOG on October 25, 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

- Lindsey Watson, Comptroller has requested shorter hours and will assume the role of Club’s new membership and general administration, due to Katie Sweet’s resignation. These changes take effect December 22, 2023. In addition to these personnel changes we will hire Hampton Golf Management to take responsibility of the Club’s bookkeeping.

Finance Report:

- October was not profitable for the Club and financial performance was worse than both budget and prior year due to onetime (uncollected dues and food charges) and unplanned expenses by \$6k and \$41k respectively.
- Total revenue for the month was \$255k which was greater than both budget and prior year.
- Year to date total revenue is well ahead of budget and prior year by \$146k and \$170k respectively. Year to date net profit from operations is a negative \$9k, which is less than budget by \$42k and less than prior year by \$147k.
- General and administrative dues revenue was in line with both budget and prior year, while expenses were more than budget and prior year by \$17k and \$23k respectively. Increased expenses were due to legal and bad debt expenses. For the month net income was less than budget and prior year by \$17k and \$25k respectively.
- Prop N Fore revenue for October was better than budget and prior year by \$25k and \$4k respectively. However expenses were higher than budget and worse than prior year primarily due to costs of sales and compensation. Prop N Fore net income was a negative \$6k, slightly better than budget and behind prior year by \$15k. For the year Prop N Fore net profit is a negative \$30k.
- Golf revenue was better than budget, but worse than prior year by approximately \$4k in both cases and was driven by weather. Golf rounds from outside play and guest fees were both flat from prior year.
- Members play was up 3% over prior year a continued sign of growing membership activity.
- Golf expenses were less than budget, but higher than prior year. Golf net income was an \$8k profit outperforming budget and in line with prior year. Year to date Golf net income is \$155k in line with budget but worse than prior year.
- Sports was in line with 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 \$8k in capital repairs and improvements. The reserve balance was \$655k at month end.

GM Report: Matt Payne

- Annual fire sprinkler inspection was completed.
- Parking lot lights repaired.
- Upcoming Annual Christmas Sing Along is on 12-10 and 11.
- Upcoming golf Member/Member tournament is on Dec 2 & 3.
- Seasonal golf carts have arrived.
- Putting green grand opening rescheduled to November 30th with Odyssey putter representative onsite.
- Golf Shop sale is on Dec 6.
- All golfing events are utilizing Golf Genius for signups and scoring.

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GM Report Continued:

- Final tennis court LED light and pole replacement completed.
- Pickleball courts have been pressure washed.
- Pickleball court resurfacing is currently on hold.
- First Bocce tournament in November is sold out.
- Tennis teaching and event programming increasing through season, with the addition of a new pickleball teaching instructor, Lu Ann Kandt.
- Practice Tee and Par 3 tees have been over seeded.

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 10/31/23: 160 Platinum 59 Gold 138 Silver (357) Total Equity 26 Dining 4 Preview 3 Seasonal Totals (390)

- Six Lifetime Legacy Memberships sold, with 3 more individuals considering that membership class.
- 16 new Equity members were presented to the BOG for approval:

Kevin and Sarah Barker-Platinum	Paul and Kristin Blodorn-Platinum
Stephen Healy and Lynn Tyburski-Platinum	Gerald and Sally Masters-Platinum
Ronald and Cynthia Tanguay-Platinum	John and Kate Danis-Platinum
Mike and Sue Larkin-Platinum	Michael Lira-Platinum
Mark and Victoria Leighton-Gold	Cheryl Hight and Mark Drews-Gold
Robert and Jennifer Rice-Silver	Michelle and Michael Mattern-Silver
Maria Epling-Silver	Wendell and Shelley Meise-Silver
Dawn Dean& John-Michael Kaleikini-Silver	James and Alice Paige-Silver

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

Greens: Larry Cavolina

- Practice putting green grand opening November 30.
- New and larger well will be dug on hole #5 to fix the irrigation system problem.
- Drainage by the new bridge needs to be improved will discuss with POA to find remedy.
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Sports: Jim Milligan

- Pickleball courts pressure washing still left some spots that need to be redone.
- Pickleball courts need to be washed and blown clear of sand and debris at less twice a week.

Golf: Ken Clark

- Jim Milligan will be transitioning in to Golf Chairperson for Ken Clark who will be exiting the BOG in March.

House: John Kowalczyk

- New restaurant menu jackets have been ordered.
- Currently working with a general contractor on the Prop N Fore Bar redesign and patio covering.
- Ordering new outdoor restaurant furniture. (10 tables and 40 chairs)

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Legal: Joe Montineri

- No Legal Business.

Social: Joe Montineri

- No Social Business.

President Report: Joe Montineri

- Dan Funk was appointed this year's Nominating Committee Chairperson.
- SCCC Annual Meeting date set for 03/24/2024, along with the BOG met the candidates' night on 03/21/2024.

New Business:

- No New Business.

A motion to adjourn the meeting was made at 1:00 pm by Jim Milligan, seconded by John Kowalczyk and approved by the BOG.

The next Board of Governors meeting will be December 19, 2023 at 1:00pm.

Respectfully submitted,

John Kowalczyk
Club Secretary