

SCCC Board of Governors Meeting – SCCC Board Room 03/19/2024

President Joe Montineri called the meeting to order at 1:03pm. 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 February 20, 2024 Board meeting were presented and approved by the BOG on February 24, 2024 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 Hampton Golf conversion is moving in the right direction, but slowly. Currently having a billing statement issue. If members have not received a statement from the Club, please contact Jennifer OBlenis immediately at 386-756-7116 ext.13 or email at joblenis@sprucecreekclub.com.
- February was a very good month, with total revenue of \$404k, which is better than both budget and prior year and the first time monthly revenue exceeded \$400k.
- Year to date total revenue is well ahead of budget and prior year, by \$74k and \$104k respectively.
- Profit from operations for the month was \$91k and year to date net profit from operations is \$120k, which is better than budget and prior year by \$15k and \$24k.
- General and Administrative due’s revenue was better than both budget and prior year by \$5k and \$10k. G&A expenses were more than budget and prior year by \$5k and \$15k respectively. For the month G&A net income was in line with budget, but less than prior year by \$5k.
- Prop & Fore revenue was better than budget and prior year by \$25k and \$42k, but expenses were higher than budget and prior year primarily driven by costs of sales and compensation. Prop & Fore net income for the month was \$17k and for the year, Prop & Fore Net Profit is a \$22k.
- Golf revenue was better than budget and prior year by \$3k and \$10k respectively. However, golf rounds from outside play were down 10% from prior year while guest revenue was up 2% and up 6% over the budget and prior year. Member play was up 17% over prior year as a continued sign of our growing member activity. Golf expenses were less than budget, but higher than prior year. Golf net income was a \$78k profit and year to date Golf net income is \$113k, better than budget and in line with prior year.
- Sport was slightly better than budget and prior year for both revenue and expenses.
- Capital revenue was slightly better than budget and prior year. The reserve balance is \$1.6 million at month end.

GM Report: Matt Payne

- Bicknell Tennis Center dedication will be held on March 29 @ 9:00am.
- Bingo capacity is a problem for food service. Next bingo event will provide limited food and beverage service, while this issue is resolved.
- Safety Rails installed in Prop N Fore restrooms.
- Updated clubhouse flowers and mulch in beds.
- Getting quotes for parking lot updates. (lines, lights, curb stops)
- Sunset Room will be update (new paint) and cleaned.
- New Score Cards for the golf course.
- Pickle Ball and Tennis Clinics continue through season.
- A new member for a day is being scheduled.

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

SCCC Board of Governors Meeting – SCCC Board Room 03/19/2024 (continued)

Committees Discussion

Membership: Gerry Carmichael

As of 02/29/24: 189- Platinum 56- Gold 157- Silver (402) Total Equity 25- Dining 3- Preview 36- Seasonal Totals (466)

- The 2024 equity member's survey results have been emailed to membership and posted on the SCCC website under the Members only section.
- 11 Lifetime Legacy Memberships have been sold, only 7 left.
- 10 New Equity members were presented to the BOG for approval:
 - Platinum - Fay and Jason Tseng, James and Yvonne Knight, Pat Finley and Jeff Rule, Billy DeVane, Carol and Ed Kaster, Bradley and Shannon Wilhelm and Jeff and Donna Richardson.
 - Silver - Kenny and Jennifer Farmer, David and Jill Johnson and Edward and Alice Sealing.

Chris Carlson made a motion to approve the 10 new Equity members: Seconded by Ken Clark and the BOG approved. (7-0)

Greens: Larry Cavolina

- Still in discussions regarding the well on hole #5.

Sports: Jim Milligan

- No report.

Golf: Ken Clark

- Member Guest was very successful.

House: John Kowalczyk

- New employee benefits have been finalized and will be introduced to the employees in April.

Legal and Bylaws: Joe Montineri

- Brief conversation about rewriting the Bylaw. More discussion to follow.

Social: Joe Montineri

- Patti Milligan is doing an outstanding job as committee chairperson.

President Report: Joe Montineri

- Reviewed procedure for Annual Equity Member's meeting on March 24 @4:00pm.
- Mortgage burning ceremony will be held after the annual membership meeting.

New Business:

- No Report.

A motion to adjourn the meeting was made at 2:36pm by Ken Clark, seconded by John Kowalczyk and approved by the BOG. (7-0)

The next Board of Governors meeting will be held on April 16, 2024 at 1:00pm in the boardroom.

Respectfully submitted,

John Kowalczyk
Club Secretary

SCCC Board of Governors Meeting – SCCC Board Room 03/24/2024

Board member presents Joe Montineri, Chris Carlson, Gerry Carmichael, Larry Cavolina, Doug Glichowski, John Danis and John Kowalczyk.

Joe Montineri called the meeting to order at 5:25pm. Joe Montineri welcomes new BOG members John Danis and Doug Glichowski

Chris Carlson makes a motion to nominate Joe Montineri as President; motion was seconded by Gerry Carmichael and then voted on and approved by the BOG. (7 -0)

Joe Montineri named the following BOG as Officers:

Gerry Carmichael -Vice President Chris Carlson-Treasure John Kowalczyk- Secretary.

Joe Montineri then selected the following Committee Chairpersons:

Golf – John Danis danisnsb@hotmail.com

Finance – Chris Carlson carlsonc581@gmail.com

Legal/By-laws – John Kowalczyk jklifeguy@aol.com

Membership – Gerry Carmichael gerry.sccc@gmail.com

Buildings and Grounds – Doug Glichowski dglichowski@gmail.com

House – John Kowalczyk jklifeguy@aol.com

Greens – Larry Cavolina cav13@aol.com

Social – Patti Milligan – BOG liaison Joe Montineri Joe.Montineri@hiscopumpinc.com

Sports – Kathy Steidinger - BOG liaison John Kowalczyk jklifeguy@aol.com

Executive Committee - Joe Montineri, Gerry Carmichael, Chris Carlson and John Kowalczyk.

Election Results: 1Doug Glichowski 2 John Danis 3 Hart Fessenden 4 Eugene Forrester.

	Membership as of 3/19/24	Votes Per	Total Votes	Quorum Required	Ballots Cast	% of Membership	Votes Per	Total Votes
Platinum	189	5	945	331	77	40.5%	5	383
Gold	56	3	168	59	13	23.2%	3	39
Silver	<u>157</u>	1	<u>157</u>	<u>55</u>	<u>30</u>	19.1%	1	<u>30</u>
	402		1,270	445	120	29.7%		452
				35%				35.6%

Meeting adjourned at 5:54pm. Next Board Meeting is April 16, 2024 at 1:00.

Submitted by John Kowalczyk, BOG Secretary