

# CROSS CREEK OF FORT MYERS ASSOCIATION, INC.

## DRAFT MINUTES

### MEETING OF CROSS CREEK OF BOARD OF DIRECTORS

SEPT 10 ,2024

President Harvey LaPointe called the meeting to order at 9:02 a.m.

Quorum established. Present: Lapointe, Kelly, Chancellor, Maranto, Jones, and Castaldo. Minor by Zoom.

Also present were Eileen McGovern, Matt Mihelich, Ryan Gilbert, 16 members and 28 members by Zoom.

Kelly verified that the notice of the meeting was posted on Sept. 4, 2024.

Motion was made by Kelly and seconded by Maranto to approve the minutes of the June 18, 2024, Board of Directors meeting. Passed.

#### 1. Superintendent Report: Matt Mihelich

- A. Enlargement of tee boxes on 1 and 12, which involved construction equipment, is completed. Most remaining tee boxes will be widened by mowing.
- B. The past several weeks of rain has caused the back 9 to be closed on several occasions. The back 9 is currently closed and the front 9 opened today as cart path only.

#### 2. Golf Pro Report: Ryan Gilbert

- A. Ryan reported that the rounds of golf continue to decrease due to heat and weather.
- B. The Labor Day weekend scramble was successful, with 40 golfers participating.
- C. An October golf scramble is the next scheduled outing.

#### 3. Restaurant Manager Report: Dave Clark

- A. Dave continues to be excited about the potential of bringing the restaurant to the next level, and is working to hire additional staff for the high season.
- B. All menus will be updated and changed by October.
- C. A wine list will be added to upgrade the offerings.

#### 4. President's Report: Harvey LaPointe

- A. LaPointe asked that we approve the expenditure of \$1,562.25 for landscape upgrades at the front entrance. Motion by Minor, seconded by Kelly. Approved.
- B. LaPointe requested approval of the \$4,032.50 expenditure for new landscaping at the Clubhouse. Motion by Minor, seconded by Kelly. Approved.
- C. La Pointe presented 3 bids for a new Landscaping Company, since the current company is not fulfilling its responsibilities. Motion to approve the cost of \$4,600/month from Big T Landscaping by Maranto, seconded by Minor. Approved.

#### 5. Treasurer's Report: Frank Maranto

- A. To date, the overall budget is favorable by \$158,001.
- B. The 2025 Budget meeting is scheduled for October 31, 2024.
- C. Maranto focused on the current financial situation, use of retained earnings, the 2025 budget process, the possibility of members' participation, and a future \$100 a month increase in dues. He explained how the budget is determined and how the process works. Payroll related expenses are 61% of the current budget and most of the higher cost items such as Blue Stream, waste water, insurance, etc. are driven by costs from the outside providers making it impractical for members or even board members to provide

realistic and useful input. This is different from the valuable and necessary input from members on major expenditures from reserves or assessments. Open meetings are planned after the first of the year for these kinds of discussions.

D. More details on these subjects are covered in the attachment and will be posted on the web.

**6. Secretary & Liaison to Pro Shop Report: Debbie Kelly**

- A. Although numbers are up for the year, income for the summer months is low, due to the unusual heat and excessive rain. Ryan anticipates rounds of golf will increase this fall.
- B. Kelly presented 2025 golf rates, which will not increase for members if at all possible. Ryan and Kelly will adjust the public rates to a higher fee. Motion to approve by LaPointe, seconded by Maranto. Approved.

**7. Vice President & Liaison to Golf Course: Brent Minor**

- A. Minor continued to praise Matt and his crew for maintaining the course in such pristine shape.

**8. Restaurant update: John Castaldo**

- A. The second inspection of the restaurant went very well.
- B. The revised menu will be “open up,” and a wine list will be added to further upgrade the restaurant.
- C. Castaldo said Dave is well-appreciated.

**9. Director & Liaison to Lake Banks Report: Chance Chancellor**

- A. Chancellor reported that all construction has been postponed until the water recedes.
- B. Lake 17 & 18 still have a few adjustments left. Lake 15 will be next in order of mitigation, once the water recedes enough to continue the first phase of the project.

**10. Director & Liaison to Clubhouse Report: Al Jones**

- A. The rear service door was replaced, and deliveries will soon be made via that route versus the main entry doors.
- B. Jones reported that the tile will be cleaned in-house.
- C. LaPointe reported that the flooring throughout will be replaced with luxury laminate flooring at some point in the future. He will obtain 2 additional bids soon. The cost will come from reserves earmarked for that expenditure.

**11. Further discussion from members**

Members suggested the stage be removed to make more room for tables and to potentially allow for greater storage. Most discussions will be considered by the board for future action.

With no further business a motion to adjourn was made by Kelly, seconded by Maranto. Passed.

Adjourned at 10:36 a.m.

Respectfully submitted,

Debbie Kelly, Secretary