

CROSS CREEK OF FORT MYERS ASSOCIATION, INC.

DRAFT MINUTES

MEETING OF CROSS CREEK OF BOARD OF DIRECTORS

JAN 23 ,2025

President Harvey LaPointe called the meeting to order at 10:02 a.m.

Quorum established.

Present: Lapointe, Kelly, Maranto, Jones, Castaldo and Chancellor. Also present were Eileen McGovern, Dave Clark, 44 members and 35 members by Zoom.

Kelly verified that the notice of the meeting was posted on Jan 19, 2025.

Motion was made by Kelly and seconded by Castaldo to approve the minutes of the Dec.12, 2024, Board of Directors meeting. Passed.

1. Golf Pro Report: Debbie Kelly

- A. Although our new golf pro, Steve Pinger, has been doing a great job and has been present every day since beginning 3 weeks ago, he has submitted his resignation due to family circumstances. His last day will be the end of this month or the very first part of February.
- B. Debbie emphasized the importance of the Pro Shop staff, headed by Marleen Kooker, who have been running a "well-oiled" ship for many months, and will continue to do so in the future. Additional kudos was given to the Cart Barn staff.
- C. A search for a new pro will not begin immediately, but the membership was assured that all upcoming events are already planned, and the Pro Shop staff will efficiently handle those and all other duties involving golf.
- D. It was suggested that a seasonal Golf Pro position should be considered in the future.

2. Restaurant Manager Report: Dave Clark

- A. The New Years Eve celebration was a great success, and this month's rib night served 205 guests.
- B. The suggestion box has been very helpful, and as a result, bingo and prime rib will both be offered twice monthly.
- C. With the exception of special events, dinner specials will no longer be "sold out." If a maximum number is reached for the first seating, a second seating at 7 p.m. will be offered.
- D. Several special events are planned, including a Casino night and Mardi Gras.
- E. A new cleaning service will begin February 1.

3. President's Report: Harvey LaPointe

- A. The west front property barrier is now cleared of diseased and downed trees, plus non-native plants have been removed to allow for the calusa plants to thrive. The few open spots exposing Daniels Parkway will be planted to fill in the gaps.
- B. He asked for approval of new office furniture for the Pro office and the main office. Motion to approve the expense of \$6,397.72 made by Kelly and seconded by Maranto. Passed.
- C. LaPointe presented a report from Matt Mihelich: Netting and new astroturf have been added to the practice area. A washed out area along #17 cart path has been repaired and new sod laid down. The tee boxes are looking pretty ragged, but due to the cold weather, the grass has stopped growing. We will have to wait for the weather to improve. The question of using astroturf on the tee boxes will be forwarded to Matt, but that would most likely kill the existing grass.
- D. A presentation of an architecture review of the Clubhouse and surrounds was presented to the membership. This is a "wish list," which needs prioritizing and consideration after an architecture company reviews and submits suggestions and costs. LaPointe emphasized that the membership

will determine how Cross Creek goes forward with any changes. The “wish list” includes but is not limited to:

1. Relocate the ProShop to the existing Cart Barn area, associated with new ProShop design.
2. Renovation or repurposing of the main office building
3. Redesign of expanded kitchen, serving areas, refrigerated walk-in storage and dry storage areas
4. Redesign the stage area, Garden Room and Lakeside Room
5. Add a new bar at the pool terrace
6. Expand the existing Lounge and Bar area into the screened patio area
7. Relocate the existing library
8. Add new Administrative offices as needed
9. Address storage areas
10. Review improvements to “Ball Room” [finishes, acoustics, design changes]
11. Exterior signage, approach and site circulation

E. A motion was made by Kelly and seconded by Castaldo to accept the proposed review by H2M architects for a cost of \$25,650. Motion carried.

F. The Lake Bank restart date was this week.

4. Treasurer’s Report: Frank Maranto

- A. At year’s end, the overall budget was favorable by \$257,280. He indicated that if this trend continues, we are projected to have as much as \$300,000 after the \$500,000 applied to the 2025 budget.
- B. Maranto again reviewed the major expense items that comprised the 2024 and 2025 budgets and showed the monthly dues per unit that are required to support each of them.
- C. Maranto also showed and discussed the end of the year 2024 Balance Sheet. The slides that were used to cover these subjects are included in the attachment and will be posted on the website.

5. Secretary & Liaison to Pro Shop Report: Debbie Kelly

- A. Kelly reported that December income of \$103,187.87 was down slightly, due to weather and the holidays, but Year end income was \$19,734.65 greater than budgeted.
- B. 2025 income through Jan. 21 was at a robust \$134,077.45. However, the current cold snap will most likely impact the total fees collected by month’s end.
- C. Kelly reminded members that all “old” merchandise clothing is 50% off. New merchandise has been ordered, and will arrive shortly to refresh the clothing options offered.

6. Vice President & Liaison to Golf Course: Harvey LaPointe, in lieu of Brent Minor

- A. The report for Matt covers this report as well.

7. Restaurant update: John Castaldo

- A. The restaurant continues to go through growing pains, but the Cost of Service has been reduced. It is hoped that this trend will continue, and that the deficit will become lower.
- B. Castaldo noted that of the \$44,000 brought in last month, \$24,000 of that is attributed to beer sales.

8. Director & Liaison to Lake Banks Report: Chance Chancellor

- A. Chancellor introduced Jack Archibald, our engineer for the Lakes project. No large equipment is being brought in as of now. Lake 18 should be completed within a few weeks, and he projected Lake 15 should be completed in 1-2 months. The cleanup on Lakes 13 & 17 will occur once the weather improved. We need to do some repair work on 18 and begin work on 15.
- B. It will be several months before we look at the next lakes projects, which will occur despite members being erroneously told that no more assessments would take place. They were reminded that the membership approved a \$5,000 assessment per unit several years ago. The first assessment of \$1500 was collected by April 2024. Additional assessments will be forthcoming.

9. Director & Liaison to Clubhouse Report: Al Jones

- A. Jones reported that several lights, a cart barn door and drop down ladder have been installed.
- B. New electrical breaker panels are needed for the spa and pool area. Castaldo moved, seconded by Kelly, that we approve \$10,639.10 for that cost. It will involve no electricity for approximately 1.5 days, but needs to be done as soon as possible.
- C. The parking lot entry wall will be rebuilt on a smaller scale. The cost of the rebuild will be paid by Sysco, whose truck ran over the wall and severely damaged it.
- D. Air conditioning units were replaced in the dining room [\$11,928] and kitchen [\$8,307]. Kelly moved, seconded by Maranto, that those expenses be approved. Passed.

10. Further discussion from members

Members suggested that the gutter be power washed on the streets throughout Cross Creek.

It was suggested that a survey be sent out to members asking for the three top priorities on the "wish list."

Speeders on Cold Stream: speed limit signs should be replaced so they reflect at night.

Associate Members should be charged a much greater fee than what they are already paying.

A special thank you to Don Murphy and Ken Hart for their help on electrical repairs/issues.

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

Adjourned at 12:02 p.m.

Respectfully submitted,

Debbie Kelly, Secretary