

# CROSS CREEK OF FORT MYERS ASSOCIATION, INC.

## DRAFT MINUTES

### MEETING OF CROSS CREEK OF BOARD OF DIRECTORS

DEC 12 ,2024

President Harvey LaPointe called the meeting to order at 11:02 a.m.

Quorum established.

Present: Lapointe, Kelly, Maranto, Jones, Castaldo and Chancellor. Also present were Eileen McGovern, Matt Mihelich, Dave Clark, 43 members and 27 members by Zoom.

Kelly verified that the notice of the meeting was posted on Dec. 9, 2024.

Motion was made by Kelly and seconded by Maranto to approve the minutes of the Sept. 10, 2024, and Oct. 31, 2024, Board of Directors meetings. Passed.

#### 1. Superintendent Report: Matt Mihelich

- A. Tee box 13 has been seeded and appears to be growing. A member suggested that the soil be tested since grass doesn't seem to grow well on that hole's tee box.
- B. Pine straw has been applied throughout the course, and the palm trees trimmed.
- C. Overall, the course is looking good and is ready for high season.

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

- A. Staff is doing very well with serving during all the parties scheduled for December.
- B. The new menus have received very positive feedback.
- C. Prime rib night served 180 members and will be offered twice monthly starting in January.
- D. 100 members have already signed up for the New Years Eve dinner, and it may not be necessary to open the event to the public, should reservations reach the limit of 120.

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

- A. LaPointe asked that we approve the contracts for lakes management at \$3,100/ month, Aerator maintenance at \$875/quarter, and Fountain maintenance at \$300/quarter. Motion by Kelly, seconded by Maranto. Approved.
- B. Harvey stated that rumors and lies continue to be circulating about future plans of the association. If anyone has a question, they should speak to him for the truthful facts. He gave an example of Cross Creek building a new Cart Barn—false!
- C. LaPointe indicated that a sign at the entrance to the Clubhouse is being considered. It would advertise events, etc. in the hopes of attracting guests from the Estates.
- D. He thanked Rich Dunkailo for all this hard work on the bocce courts. Dunkailo explained how the layout will work during the season, and said the courts will be open for use beginning this weekend.

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

- A. To date, the overall budget is favorable by \$168,702 as of the end of November. He indicated that if this trend continues, we are projected to be \$200,000 to \$250,000 under budget by years end.
- B. Maranto reviewed the various expenses that determined the 2025 budget and showed the monthly dues per unit that are required to support each cost center. He reminded members that \$500,000 of carryover funds had limited the increase in dues for both 2024 and 2025, but also cautioned that as much as \$100 a month increase in dues in 2026 is possible, depending on what excess funds—if any—Cross Creek would have at the end of the 2025 budget year.
- C. Maranto showed where our funds are currently invested, broken down by the Operations, Reserves, and Special Assessment accounts. He also noted that all the funds are now insured as recommended by the auditors.

- D. Maranto asked for 2-3 volunteers to serve on a committee to oversee a study of our reserve accounts. Likely a professional company would be hired to review the reserves at an estimated cost of \$5,000-\$6,000 and complete the review hopefully by the end of March.
- E. More details on these subjects are covered in the attachment and will be posted on the website.

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

- A. With assistance from Harvey LaPointe and Rod Kooker, a new Golf Pro has been hired.
- B. Rod himself is a PGA member and knew most of the named references for input on Steve Pinger. Steve will begin by the first of the year, and Kelly indicated that he is very member oriented and should fit in well at Cross Creek.
- C. Kelly stated that the candy cane sale yesterday was a good success, with 30-50% off options on all merchandise except golf balls. Beginning today, all merchandise other than golf balls is 30% off. Further reductions will be made soon.

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

- A. A new blower has been purchased for \$10,601.15 and needs to be approved. Motion by Maranto, seconded by Castaldo. Approved

**8. Restaurant update: John Castaldo**

- A. The restaurant is going through major growing pains, with the Cost of Service still a struggle, including liquor in stock. A more efficient ordering system needs to be implemented so purchases are less frequent than with the current system.

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

- A. Chancellor reported that a meeting with the engineer will occur sometime soon to review finishing Lakes 15 & 18. We need to do some repair work on 18 and begin work on 15.

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

- A. Jones reported that several lights, etc. are being replaced, most of which are in areas that will go unnoticed to most.

**11. Further discussion from members**

Members suggested that the sidewalks be power washed; more balls should be removed from the Hole 1 cypress tree knees to prevent injury to golfers; the fountain lights are not on (LaPointe indicated those will be taken care of January 1); and Villas 1 is having difficulty finding and opening the website links to view minutes, etc. Maranto will work with them in troubleshooting the problem after the meeting.

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

Adjourned at 11:57 a.m.

Respectfully submitted,

Debbie Kelly, Secretary