

# **CROSS CREEK OF FORT MYERS ASSOCIATION, INC.**

## **DRAFT MINUTES**

### **MEETING OF CROSS CREEK OF BOARD OF DIRECTORS**

**APRIL 17, 2025**

President Harvey LaPointe called the meeting to order at 9:00 a.m.

Quorum established.

Present: Lapointe, Kelly, Maranto, Jones, Castaldo, Peabody and Chancellor. Also present were Eileen McGovern, Matt Mihelich, Dave Clark, 59 members and 25 members by Zoom.

Kelly verified that the notice of the meeting was posted on April 12, 2025.

Motion was made by Castaldo and seconded by Kelly to approve the minutes of January 23, 2025, Board of Directors meeting. Passed.

Motion was made by Castaldo and seconded by Maranto to approve the March 27, 2025, organizational meeting of the Board of Directors minutes. Passed.

#### **1. Superintendent Report: Matt Mihelich**

- A. Tee box 7 has been seeded and repaired.
- B. New trees have been planted on hole 7
- C. Bids have been sent out to replace sand in all the traps.
- D. Aeration of the greens and tee boxes will take place twice this summer, the first being in June.

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

- A. Staff will be retained during the off season, with reduced hours. The young students who are servers will be moving on to internships, summer jobs, etc.
- B. Menus will be changed to seasonal offerings beginning in June, with happy hour continuing and prime rib and bingo twice monthly will continue unless there is less demand for those in off season.
- C. Summer will focus on costs and inventory to make the restaurant more cost effective.

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

- A. LaPointe stated that Cross Creek has three cypress preserves: one behind the office, a second one between holes 16 and 17, and the third at the back of the number 2 green. The area behind the number 2 green was over-cut by both the ground crew and by a member who lives next to the green, while clearing out invasive Brazilian pepper trees. Both were in violation of clearing those areas, and it will be mitigated at some point in the future. LaPointe reminded members to not clear brush or trees without first checking with at least one board member, to assure that no violations would occur.
- B. Harvey announced that the new Clubhouse fountain and pump are in place but not yet lighted and fully functional. A motion to pay the cost of \$10,463.37 for that replacement was made by Kelly, seconded by Maranto. Motion passed.
- C. The fountain at the front entrance now has new lights, at the cost of \$2,497.47. Motion to pay those expenses made by Castaldo, seconded by Kelly. Motion passed.
- D. LaPointe reported that H2M Architecture company is gathering information at this point about updates to the clubhouse. A survey has been sent out to some of the members for input.

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

- A. To date, the overall budget is favorable by \$84,567 as of the end of March. All individual centers were favorable through March 31.
- B. Maranto explained the 48-page IRS Form 1040 for the 2024 tax year. The cost of calculating the taxes was \$2,000, with no taxes due from Cross Creek. The form will be posted on the website as an FYI to members.

- C. Maranto displayed a chart of what dues are relative to golf membership costs, which will serve as a reference when Kelly presents a proposed Associate Member revision. The amount displayed was \$1,033 per 2 members.
- D. 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. At this point, no search will be made for a new pro. Kelly is still researching options for lessons, clinics, and group lessons possibly given by an outside source. In addition, plans are in the making to hire a golf manager to handle the Pro Shop, league scoring, etc. If this plan does not meet the expectations of Cross Creek, then pursuit of a golf pro will be the next step.
- B. Kelly pointed out that she attended an invitational scramble at Myerlee Country Club this week, and lauded Matt and the ground crew for keeping our course in such excellent condition, especially in comparison to the Myerlee course.
- C. She assured everyone that the changes in the Pro Shop are simply to make room for new merchandise, which has been unexpectedly delayed for a week or so longer.
- D. Kelly reported that beginning May 5, the course and clubhouse will be closed on Mondays until the end of October. May 5 will be designated Employee Appreciation Day, with a golf scramble and lunch for employees, managers, and Board members participating.
- E. Kelly then requested a dialogue with the Board members to determine what route to take forward in relation to the Associate Memberships. Despite requests that the dialogue take place between Board members only, several members were very vocal and often disruptive. After an extended conversation, the following motion was made by Maranto and seconded by Peabody: *Increase the annual Associate membership to \$2,000 per person, with an additional \$500 membership fee for one who is residing with the Associate Member. In addition, the Associate Member description needs to be revised to reflect those changes.* Motion passed unanimously and is in effect immediately. The increase will occur on the renewal date of the Associate Member.
- F. A member asked that members and guests all check in for golf, not just one member of the group. That would assure that members are displaying their cards. Maranto suggested that we look into a card reader for members to use when checking in for a tee time.

**7. Director & Liaison for Communications: Mary Peabody**

- A. Peabody is going to research options for updating our software to potentially add member card usage in the restaurant, as well as explore options that are more cost effective to use. Mary asked for any input from others for potential software programs.

**8. Restaurant update: John Castaldo**

- A. Inventory review and costing will continue throughout the off season
- B. Castaldo will conduct a break-even analysis and potentially increase prices. Maranto expressed concern that increasing prices to accommodate a lesser loss in cost of services would liken to a "punishment" to those members who frequent the restaurant.
- C. Restaurant minimums will be tabled for now. Maranto indicated that legal advice several years ago on creating a minimum amount to spend in the clubhouse would need to be approved by the membership.
- D. Castaldo also mentioned an increase of walkers on the cart path on 17/18. No resolution was suggested other than to increase security, which may not be cost effective.
- E. He opened a discussion about budget reporting that allocates a percentage of the dues to each program rather than lump all dues into the Clubhouse income budget line item. This would better reflect the costs and income per program and make it appear less deficient in funds.

**9. Director & Liaison to Lake Banks Report: Al Jones**

- A. Jones reported further work on the unfinished lakes is delayed until the proper equipment can be brought in. The hope is to finish the work when the course is closed on Mondays and before the rainy season begins.
- B. Lake 13 has been finished.

**10. Director & Liaison to Clubhouse Report: Chance Chancellor**

- A. Chancellor reported no major changes for Board discussion

**11. Further discussion from members**

- A. It was noted that the tee boxes are not level. Matt reported that the “doming” is due to the numerous divots being filled in with sand. He can certainly get bids for leveling the tee boxes, but it may be cost prohibitive and will require repetition throughout the year.
- B. A member who is a retired accountant with 40 years of experience suggested that the actual costs better reflect the budgeted items and programs, and that an allocation percentage would need to be adjusted monthly and does not work well. He offered to assist in any way he could.
- C. Blue Stream income received at the beginning of installation is allocated over a period of 9 years to offset the monthly member charges for internet and TV. The monies are specifically for that service and cannot be used in any other budgeted area/program.

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

Adjourned at 10:50 a.m.

Respectfully submitted,

Debbie Kelly, Secretary