

CROSS CREEK OF FORT MYERS ASSOCIATION, INC.

DRAFT MINUTES

MEETING OF CROSS CREEK OF BOARD OF DIRECTORS

JUNE 17, 2025

President Harvey LaPointe called the meeting to order at 10:04 a.m.

Quorum established.

Present: Harvey Lapointe, Debbie Kelly, Frank Maranto, Al Jones, Chance Chancellor and on Zoom, John Castaldo. Mary Peabody was traveling and unable to participate in the meeting. Also present were Eileen McGovern, Matt Mihelich, Dave Clark, Shane Mills, 21 members and 27 members by Zoom.

Kelly verified that a quorum was present and the notice of the meeting was posted on 48 hours in advance.

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 Maranto and seconded by Jones to approve the April 17, 2025, meeting of the Board of Directors minutes. Passed.

1. Superintendent Report: Matt Mihelich

- A. All holes have been sanded & aerated over the past 2 weeks, and the course is now reopened as 18 holes.
- B. Tee boxes 8,9 and 15 have been rolled and tee box 13 is growing back in. Matt is receiving bids on leveling out the above tee boxes.
- C. Bids to replace sand in all the traps should come in within the next few days.
- D. The course will be closed August 4-11 to sand and aerate all holes.
- E. Replacement of wood on the bridge between holes 2 & 3 continues when the course is closed on Mondays this off-season.

2. Manager of Golf Operations: Shane Mills

- A. Kelly introduced Shane before his report to the membership
- B. Shane emphasized his commitment to the members as his priority, and that he is always available to members should they have questions or special requests.
- C. His primary goal is to increase revenue through merchandise and golf events, in coordination with Rod Kooker on clinics and special events.
- D. A shotgun scramble is scheduled for July 4, and he encouraged members to sign up for a fun day of golf and lunch.

3. Restaurant Manager Report: Dave Clark

- A. 5 weddings have been booked through early September and will involve either limited hours or closure of the restaurant on those event days.
- B. Menus have been slightly changed for the summer months and will be altered again in the fall.
- C. Two forums for member input resulted in useful suggestions, mentioned under 8.B.

4. President's Report: Harvey LaPointe

- A. LaPointe, at the first of the meeting, reminded members to abide by the Clubhouse dress code when attending board meetings.
- B. He also reminded members that the cart path is for golfers ONLY. Should you know anyone in the area who is walking or biking on the cart path, please tell them it is not allowed. And if you see someone fishing, call the sheriff to report trespassing.

- C. Harvey stated that the initial Architectural Proposal from H2M was presented to all board members at separate meetings. The proposal included all “wish list” items from board members and a small number of members who completed a survey online several weeks ago.
- D. The next step is to send out a survey to the entire membership within the next month or so. Does the stage remain or does it go? What is the best use of the space? Fitness area? Can the parking situation be expanded? Many other questions will be included in the survey.
- E. Harvey said the Water/Sewer rates will be going up. The current invoice is \$66,236/month vs. the last invoice of \$56,969/month. It will continue to increase, and he and Frank will once again voice our opposition to this increase.
- F. Frank said several years ago(in 2017), Cross Creek was changed to a fixed rate, which means that our monthly bill for a 1- or 2-person condo is the same as a 5 bedroom house with 10 residents. Obviously, we are paying entirely too much per month, especially since almost 70% of the units are empty during the off season.

5. Treasurer’s Report: Frank Maranto

- A. Through the end of May, the overall budget is favorable by \$127,886. April was favorable by \$81,472 . With the exception of the restaurant, all individual centers were favorable through May 31 and the restaurant is only off by about \$1,000. So, we’re moving in the right direction.
- B. Maranto presented the monthly reports in a different format, with the bottom line remaining the same amount, but dues being “allocated” to various budget centers instead to the clubhouse.
- C. Frank further broke out examples of our dues: \$36/month goes to the golf course and pro shop; \$36/month subsidizes the restaurant, etc. The amount of dues allocated to each budget area will vary from month to month.
- D. More details on these subjects are covered in the attachment and will be posted on the website.

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

- A. Debbie again stated that Shane Mills is a true asset to the golf program and Pro Shop, and he is well accepted by staff.
- B. Golf rounds continue to decrease, due to the off season and rain and heat. This is normal and will pick up in the fall.
- C. Currently the Pro Shop closes at 3 p.m. daily. Few if any golfers are signed up after that time, but those who wish to play later in the day can do so provided they reserve a tee time and pay prior to 3 p.m. The cart barn will remain open until 6 or 6:30 p.m.
- D. Frank mentioned that we had a negative review recently on our website which was due to the fact that only 9 holes were open that week due to sanding. Should golfers call the Pro Shop, they are informed of the closing, but Golf Now cannot make that known to anyone who makes a tee time through that system. (After the meeting Shane spoke to the reviewer and explained the issues. The reviewer offered to remove his review.)
- E. During the closing of the golf course in August, Shane will be coming into the Pro Shop each day for a few hours to answer phone calls and set up reciprocals, etc.

7. Director & Liaison for Communications: Mary Peabody

- A. No report was given, because Mary is traveling. Harvey applauded her communication efforts.

8. Restaurant update: John Castaldo

- A. A member forum was conducted earlier, and another will occur this month. The input from these forums will help enhance the restaurant experience.
- B. Suggestions from the first forum included such items as more theme nights, Saturday night dinners, a greater variety of entertainment, menus and specials; and member priority for reservations before opening it up to non-members.

- C. While the restaurant is closed August 4-11, the kitchen will be deep cleaned, and kitchen equipment will be reconfigured for better usage.
- D. A letter was sent to all bocce captains reiterating that all players must be residents of Cross Creek. Clayton Lance, the primary coordinator for several years, is stepping down. Clay will be working on a job description that can be broadcast to members in hopes of finding a new bocce coordinator.

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

- A. Jones reported that areas near Single Family 2 have been resodded and the irrigation system has been repaired.
- B. All lakes will have littorals, which is a requirement of the county.
- C. Bids for Phase 2 will go out for work on lakes 10, 11, 12, & 14. These lakes are near holes 14, 15, & 16.
- D. At this time, we don't know when Phase 2 will begin.
- E. Al will look into repairs for the cart path on hole 16

10. Director & Liaison to Clubhouse Report: Chance Chancellor

- A. The cart barn roof is leaking in one area and will be repaired soon.
- B. The sidewalk in front of the pool, as well as a pillar on the Clubhouse entrance, will be power washed.

11. Further discussion from members

- A. Walkers, bikers and mopeds are still a concern on the cart paths after the course is closed.
- B. One suggestion is to put up a chain with a sign at various path entrances and exits, in hopes that it will deter the trespassers.
- C. Another suggestion is to either confront the person(s) or contact a board member who can possibly pursue it further.
- D. Shane offered a solution that was successful on previous golf courses where he worked: recruit 1-3 members who have private carts to circle the course a few times in the evening. It would work much like a Neighborhood Watch. If anyone is interested, contact the Pro Shop.
- E. This board meeting and future Zoom meetings will be available via recording for those members who want very detailed information that was discussed during the meeting.

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

Adjourned at 10:57 a.m.

Respectfully submitted,

Debbie Kelly, Secretary