

Holley-Navarre Water System, Inc.

Memo

To: Board of Directors
From: Paul Gardner
CC:
Date: 6/7/2018
Re: Approve Golf Course funding.

This action is to approve the funding of Golf course projects approved at the May 22nd 2018 Golf Course meeting of board of directors.

- 1). \$ 78,778.00 for Northwest River Rock In. To do cart paths.
- 2). \$ 20,764.12 to Jerry Pate Turf and Irrigation. Radio control system for Irrigation, and equipment lift.
3. \$ [REDACTED] for legal settlement. (Insurance payed \$ [REDACTED])

Please see attached documents.

If you agree with these actions please sign below. If you do not agree please place NO on the signature blank and initial. **(Note this has to be a unanimous decision to pass)**

James Calkins	<u><i>James Calkins</i></u>		
William Goulet	<u><i>William Goulet</i></u>	yes	78,778.00 +
Daryl Lynchard	<u><i>Daryl Lynchard</i></u>	yes	20,764.12 +
Mark Miller	<u><i>Mark Miller</i></u>	yes	69,000.00 +
Geo Mayer	<u><i>Geo Mayer</i></u>		168,542.12 *
Debbie Gunnoe	<u><i>Debbie Gunnoe</i></u>		112.00

003

This will be a Board Action without a meeting and will be recorded as such in accordance with Chapter 617 F.S.

The Club at Hidden Creek
Regular Board Meeting Minutes
April 24th, 2018

James Calkins, Board President, called the meeting to order at 6:00 P.M. The following Board of Directors were present: James Calkins, Will Goulet, Daryl Lynchard, Ricki DeSantis, Mark Miller, Debbie Gunnoe and Geo Mayer. Also present were: Paul Gardner, Barbara Carawan, Cindy Callen, Keith Kilpatrick and Deborah Kharuf (stenographer).

March 27, 2018 Minutes – Debbie Gunnoe motions to amend motions 4-9 to reflect her and Geo Mayer’s “aye,” as the minutes currently state they abstained. A typo in the minutes will also be corrected. Geo Mayer seconds. Motion passes unanimously.

March 2018 Financial Report

Cindy goes over March’s financial report. Revenue was \$37,000.00 over budget and expenses were a little high due to purchasing extra fertilizer which will be used over the next few months. Course operating income for the month was \$13,689.00. **Ricki DeSantis motions to approve the March financial report as presented. Mark Miller seconds. Motion passes unanimously.**

2018 Budget Completion & Update

The 2018 budget has not been approved for the whole year. **Mark Miller motions to approve the budget through May in order to continue operating. Daryl Lynchard seconds. Motion passes unanimously.** It’s verified with last month’s minutes that the budget was approved through April. Mark brings up the necessity of finalizing and approving the rest of the budget. He would also like to see the restaurant’s revenue increased for accuracy. **Ricki DeSantis motions to approve the budget for January through May, and to continue on with the advisory committee to review the remainder of the budget for discussion and to report back to the Board for approval during next month’s meeting. Mark Miller seconds.** What changes need to be made, who will handle making the changes and who should be present at the advisory committee meeting were questions asked. It’s suggested to have Cindy work on the budget if she would be agreeable. The presence of a general manger is brought up and when asked if a general manager was hired during a previous meeting it’s denied by multiple board members. Keith points out this is a confidential personnel matter that should not be discussed in a public meeting. A vote is taken on the pending motion. **Debbie Gunnoe, Geo Mayer, Ricki DeSantis, Mark Miller and Daryl Lynchard vote “aye” with Will Goulet abstaining.**

Member TJ Goulet attempts to address the Board and is directed to wait until public forum to speak.

Update on Capital Projects and Bids

Cindy does not have any updates available, but does report that the cart paths on #8 have been hired out and the blinds have been completed. **Mark Miller motions to add the projects/bids to the next advisory committee meeting agenda for review.** Geo provides an update, stating that engineers are currently developing scopes of work for the major projects and RFPs will be available for selected contractors. **Debbie Gunnoe seconds. Motion passes unanimously.**

Update on Driving Range Issues

Cindy has no information available on this item. Jack Lyerly, a staff member, reports that marker signs have been relocated more to the west. Although this has helped the problem it has not fully resolved the issue. It's his opinion that limiting the driving range to irons only would be possible, however it would require more staff.

Chris Stapleton – 1700 Sea Lark Ln: Mr. Stapleton discusses a problem with golf balls hitting a home near the driving range and the need for fencing or a net. He is representing the homeowner and previously presented an estimate for fencing. It's confirmed that the advisory committee has the estimate and it will be discussed during the next committee meeting.

Geo Mayer motions for approval to complete a site analysis, complete the documentation required for an RFP, and implement whatever is necessary to address this problem including fencing, redirection of the course, netting and stabilized hitting stations, for a total cost not to exceed \$30,000.00. Ricki DeSantis seconds. Discussion continues on whether or not the funds are available with the balance sheet being referenced. **Motion passes unanimously.**

\$10,000.00 Membership Contracts

Cindy presents an example of the discounted membership contract to the Board. Brief discussion on costs per round, who prepared the contract and whether or not it was ever approved by the Board. Multiple directors plus the attorney said they have never seen the contract. It's recommended to have the attorney review the contract.

A request for new irrigation system software and a hoist was discussed at the last advisory committee meeting. **Geo Mayer motions to approve \$19,415.94 for an updated irrigation control system and a hydraulic lift. Mark Miller seconds. Motion passes unanimously.**

TCHC Advisory Committee

Geo reports that the first committee was a success with a large turnout consisting of board members, staff and members of the community. The great condition of the course, comments regarding managing flow and several complaints on food service were items discussed. Mark suggests limiting the next meeting to committee members only in order to address business-related items.

Member TJ Goulet again attempts to address the Board and is directed to wait until public forum to speak.

Questions related to the advisory committee are now taken.

Mike Gaspard – 7049 Pro Am Ct: Mr. Gaspard questions the involvement of the Board and the purpose of the advisory committee when there's been a competent manager running the club. He feels that Jim Morgan was competent and was not given the proper authority or accountability to do his job. He expresses his concern that the current Board is not working together.

A five minute recess is taken

Public Forum

1. *Bob Marcouiller – 2868 PGA Blvd:* Mr. Marcouiller vents his frustration with no longer getting a retired military discount, not being able to walk while playing on certain days and the course being closed during tournaments. He's glad the advisory committee meetings are being held to express his concerns.
2. *Donna Sue Harvell – 3362 Hwy 87:* Ms. Harvell wants to know how to apply for the general manager position. She feels this should be open to applicants and be transparent. She also expresses the importance of keeping the course open for property values.
3. *Fred Terasa – 2414 Knotty Pine Dr:* Mr. Terasa feels the members have a right to know what is happening with the club, specifically relating to the general manager. He adds that citing legal reasons for not disclosing information is not acceptable and wants to know how to remove a board member and terminate the current legal counsel.
4. *TJ Goulet – 7774 Navarre Pkwy:* Mr. Goulet voices his disapproval of certain board members and specifically mentions an email sent by a board member referencing a former deceased employee of HNWS. He also brings up the subsidizing of golf courses and HNWS' monthly payment to the club. He moves on to the known termination of the club's general manager, resulting lawsuit and how this will effect HNWS' finances. The lack of performance reviews and a formal process leading up to the termination was brought up as well.
5. *Darlene Bossier – 2691 Stormy Cir:* Ms. Bossier asks if a general manager was fired and if a replacement was hired. James defers to the attorney's suggestion of not discussing a confidential personnel related matter in a public meeting. She directs her question to Daryl who states yes, the general manager was fired and a replacement was hired by four other directors.

Keith reminds the board not to discuss confidential personnel matters during a public meeting.

Debbie Gunnoe motions to adjourn the meeting. Ricki DeSantis seconds. Geo Maver, Debbie Gunnoe and Ricki DeSantis vote "aye." Mark asks if anyone else wants to speak and public forum continues.

6. *Bob Lawrence – 2725 Masters Blvd:* Mr. Lawrence thanks the board for approving the cart paths at #8. He also states his opinion that he's never seen a more ill prepared Board conducting a meeting, and that they owe more to themselves and members to be more prepared.
7. *Karen Keating – 8329 Onich Dr:* Ms. Keating requests for someone to look at the ladies tee boxes as they are in terrible condition. Specifically #3.

8. *Alicia Bailey – 2732 River Run Rd:* Ms. Bailey questions hiring a new general manager without putting it out for bids and asks if there is currently a general manager. James states he turned in his keys yesterday without being told to do so. Next, Ms. Bailey inquires on effluent disposal and how exceeding the permitted levels will be addressed with Daryl providing an update, including Greskovich and other possible solutions currently in progress. Lastly, she brings up the recent missed water testing that Paul attributes to miscommunication and scheduling issues, resulting in HNWS not providing a sample.
9. *Bob Lawrence – 2725 Masters Blvd:* Mr. Lawrence returns and inquires on the \$40,000.00 monthly payment the club receives with Ricki providing an explanation, that \$39,500.00 is a payment from HNWS to spray effluent. He then asks where/how the club is losing money. Mark adds that the majority of the loss can be attributed to the restaurant but the budget needs to be looked at more closely.
10. *Susie Kennedy – 2735 Pebble Beach Dr:* Ms. Kennedy thanks the directors for being on the Board but is disappointed in their behavior. She also states her expectations for the Board and the club.
11. Mr. Marcouiller points out the need to find where the losses are incurred within the club.

Although a prior motion and second was provided, Geo Mayer motions to adjourn the meeting. Motion passes unanimously.

Action Items

1. The March 27, 2018 minutes will be amended per the Board's request.
2. The golf course committee will meet and discuss several items including the 2018 budget, pending capital improvements and the fencing/netting needed by the driving range.
3. Keith Kilpatrick will review the discounted membership contracts.
4. Someone will check the ladies tee boxes, especially #3.

Meeting adjourned 7:55 P.M.



Debbie Gunnoe Secretary