

# San Carlos Golf Club Board Meeting

2/16/17

**Attendance:** Mike Allardyce, Jim Warner, Al Schneider, Theresa Randall, Seda Butler, Ron Fisher, Sue Maxwell, Keith Taylor and Mike Dopsloff.

**Absent:** Gary Lewis

President Mike Allardyce called the meeting to order at 1800 hours.

President Allardyce asked for approval of the minutes from 1/22/17: approved by Al Schneider and seconded by Jim Warner

President Allardyce asked for approval of the Reorganization Meeting from 1/22/17: approved by Al Schneider and seconded by Jim Warner.

**Presidents Report:** President Allardyce has received a letter of Resignation from the Board by Gary Lewis. Al Schneider made a motion to ask Bob Deeley to take over the remainder of the term. This was approved and seconded by Jim Warner. President Allardyce will speak with Bob Deeley.

President Allardyce stated that when his report was typed the watering capability on the course was at 100%.

**Vice President:** No report from Jim Warner

**Treasurer's Report:** We ended the month with \$508K in the bank with current liabilities of \$247K which left \$261K net of which \$74K will be used for debt service on the greens due May 1<sup>st</sup>.

The month of January yielded a profit of \$135K which is ahead of budget. Year to date is showing \$30K ahead of projections. We have potential disposable cash of \$116K to be allocated as seen fit by the board. It is noted that a cash reserve should be kept and we are reminded that a \$50K wash-out facility is needed.

The Audit is still in progress. Additional data has been requested and supplied. It should be completed in the near future.

We have \$2600 in the clubhouse addition fund currently but do have further monies pledged. Mike Dopsloff will write a letter to the members asking for help in this. A discussion ensued on whether this will be a smoking or non-smoking area. Nothing was

agreed at this time. There is also the possibility of adding a split heat/cool system for the new expansion which would be used when events were taking place. The only way we can expand Revenue is bringing in events in the summer and the addition will be needed for that. Sue Maxwell will review the letter to the members prior to it being sent out.

**General Manager's Report:** Play total for January was 6,640 rounds. Busiest days were Tuesday's and Thursdays. Sunday was the slowest day. There has been a steady increase in revenue each January since 2008.

Mr. Dopsloff reported that current turf conditions are fair but dry. There is full turf coverage on all of the greens. The well pumps are still operating below capacity. The irrigation system is over 20 years old and the pumps are not the submersible type recommended for golf courses. LaBelle Well Drilling was out to check the integrity of the well and they said there did not appear to be a problem with the integrity. The water level is low which does not work well with our above ground pumps. Metro PSI will be coming to the course to perform a comprehensive vacuum test.

A discussion took place regarding the replacement of the pump(s) and they would be \$15-25K each. The wells on the course are not deep wells. We do have a permit for another well, Mike Dopsloff will look at the permit to see if it is for a shallow (80feet) or deep well. This permit expires in 2019 and was given to us by Lee County when they closed off the effluent water. The club is currently in discussion with Younquist regarding a plan to move forward.

Mr. Dopsloff also stated that we need a Snail Treatment System at a cost of around \$15K as the snails are getting in the well, being pulled through the irrigation system and blocking the sprinkler heads causing additional watering and maintenance problems.

We have an issue with lack of carts when the course is full, we are losing about 2 tee times per day and this can be alleviated by renting 5 carts for 2 months at a cost of about \$1800. This money would be recouped in a couple of weeks. It was agreed to move forward on this. Mr. Dopsloff will check the deal is still available.

Mr. Dopsloff said that Auditors were asking for documents which they could not find and this will skew the Audit. Al Schneider will get with Robin to see if he can help with the missing documents.

Mr. Dopsloff is planning to close the course on Mondays in the summer. This will commence May 1<sup>st</sup> with the first aerification and he would like to close the course for 4 days June 5/6/7/8<sup>th</sup> for aerification. If this 4 day closure is granted it can be done in house and will save the club \$15K by not having an outside company in to verticut.

The course will be aerified only twice this year instead of three times as in previous years.

Summer memberships will again be offered. It was successful last year.

Al Schneider asked why the cart fee in the summer for members was lowered to \$13 when our fees called for \$20. Theresa Randall stated that if the outside members were paying less than \$20 to play the course and the members were paying \$20 then that was a problem. Mike Allardyce said he didn't see a problem with paying \$15 for cart fees in the summer.

Mr. Dopsloff presented P & L's for the latest special events at the club, these were revenue neutral but additional monies were garnered from bar sales from a time when the bar was normally closed.

Mr. Dopsloff also commented that he is not aware of any other club which has a free Christmas Party. This was a large expense and he would like to institute a charge for this party. Maybe add a Happy Hour, two for one drinks etc. Board will consider.

**Building & House:** Mr. Fisher presented a wish list of items to be considered. Volunteers are needed for painting the bathrooms and walkways on the course; Painting the fascia on the maintenance building. Repair and paint the poles at #6 restroom

Bar Stools in the Snack Bar need repair or replacement. The footrest is broken on several of them

There was a discussion on gravelling the area left of the parking lot for extra parking spaces during heavy use times but this was considered not necessary as it only happened only a couple of times a year.

Thank you to Claude Marengere for the wonderful new cooler housings on #6 and #15 and for the professional signs he created.

Russ Butler will design and build a new podium for the Club Drop-off area. Thank you to Russ for donating your time and materials.

**Greens and Beautification:** Seda Butler had no report. She did say that she has \$754 in her account but needs more money for Trees etc. She has no budget for this. Discussion on the markers: it costs about \$250 per line on the markers, so maybe charge \$350-400. Al Schneider said to sell them for \$1000. Mike Dopsloff was not in favor of this as he says it starts to look like a cemetery. Maybe bricks could be engraved on the patio?

Mr. Dopsloff said that we're trying to raise funds in many different ways and should we have a single fund to collect all funds which would then be distributed on a needs basis? Seda Butler noted that different audiences would pay for things close to their hearts, so someone who donated for trees would not necessarily donate for additions.

**Golf Rules:** Jim Warner reported that we now have white lines round the borders of the property to show out of bounds which are not necessarily on the OOB posts. Mike Dopsloff stated that the trees on the back of #13 would be trimmed back by the time the Club Championship is played.

Mike Dopsloff also stated that members should note the 150' pole markers cannot be moved unless it interferes with stance or swing. This also includes the green/white stakes around the greens. We discussed a local rule allowing these to be moved if they are in the line of the shot. Jim Warner will co-ordinate this.

**By-Laws:** No report from Sue Maxwell

**Insurance:** Jim Warner has received a couple of quotes for Insurance but does not have enough information at this time to give firm figures. Jim Warner said Paul Gladding forwarded him the quotes but there is a problem from the insurance with the claims from destruction on #4 and lightning strikes. Budget is appx. \$60K per year. We are currently with Cincinnati Insurance and this price will hold for 3 years. But we are still checking with other suppliers. Decision is pending.

**Policies and Procedures:** No report from Mike Allardyce

**Membership:** No report from Seda Butler

**Old Business:** Sue Maxwell would like to see a contingency fund started so money is available if there is a problem. There was a discussion on placing a line item in the budget for capital contributions. Al Schneider stated we have to agree on a zero based budget as we move forward. Sue Maxwell would like to see a plan for building renovations/capital improvements so we can put aside money for these upcoming projects.

Mr. Dopsloff stated that when he came to Florida in the 1980's the club he joined had dues of \$1500 at that time. Here we are 30 some years later and we are still only \$1300 for a single. This is the major reason why the club struggles.

There was a discussion on certificate pricing and availability. Why buy a certificate when I can play seasonal golf for a couple of months for \$2K? President Allardyce said certificates are selling albeit slowly. Mr. Dopsloff said that he can talk to potential members and give them all the facts etc. but then he has to tell them to negotiate with

people on a list. It is not a good situation. It would be better if the club had control of the pricing. Leasing also is an issue.

Discussion moved on to tee time problems with members not cancelling their tee times. No solution was forthcoming. Mr. Dopsloff stated that the Policy and Procedures item concerning this was ineffective as it took almost the whole season to get someone suspended.

**New Business:** Ron Fisher said Claude Marengere would make 2 additional cooler housings next year. These cost appx: \$300 vs \$1200 from the supplier. These would be used at #17 restroom and possibly a spare. Mr. Dopsloff stated that since the new coolers were installed they were actually running out of water, so they are very successful.

Next Meeting is scheduled for Thursday March 16<sup>th</sup> 2017 at 6pm in the Clubhouse

Motion to adjourn the meeting by Al Schneider and seconded by Seda Butler

Meeting adjourned at 2000 hours.

Respectfully submitted

Theresa Randall

Secretary