

LFCCI BOARD

Meeting Minutes

December 11, 2018

Present: Don Brewer, Jon Peters, Gary Armistead, Jim Noel, Tim Cunningham, Linda Issitt, Theresa Bryant, Eric Morgan, John Meng, Ron Horensky, Renee Edwards, Cheryl Washburn

I. ADMINISTRATIVE REPORTS

FINANCIAL:John Meng reported that we have cash of \$53,420.00 with \$147,000.00 needing to be paid out. We are down about \$80,000.00 compared to this time last year. The insurance company has paid out \$28,246.00 to us for the Hurricane Florence damage. We put in for \$167,000.00 but they won't pay for pump fuel or rental rates of \$8000.00. We are still asking them to consider \$140,000.00. We still owe quite a bit for tree removal. Clemmons is angry that he hasn't been paid yet, but he delivered an unitemized invoice later than he was asked. He is asking for all of it to be paid at once as his lawyer suggested that he not take partial payments. John is working on this issue. Anthony Perry has been paid in full for his expenses for the O&A.

GOLF:Tim Cunningham reported that they are moving water constantly with the rains we've had since the Hurricane and is pumping #12,14 and 17. He rode the course with Matt Largess at HMI,an Arborist, in November for damage assessment at Selective Insurance request and Matt was impressed with his observation which was that we had a tremendous amount of damage in size and number of trees felled by the Hurricane. Matt Largess feels that the charges for removal were fair. Tim Cunningham's crew is working on clearing the debris around #2 since it's such a beautiful hole. They were able to recover data on the computer that they thought they had lost, but needs us to consider upgrading the system in the next year or so. They leveled the Gold Tee area on #1 and will be working on others soon. They removed trees on the left side of #7 and are edging bunkers and moving sand around. They are still doing cart repairs. They are also working on the fence around the Maintenance area. They need to be able to use a Credit Card for purchases, but the LWF one goes back to Jannette. Theresa suggested that she and a Board member go to the Bank to change the signature form so Tim can use the card. They will take care of this next month for the new year when the new Board members must sign a new Aricles of Resolution with the bank. Don reports: Mr. Orlando is claiming that the ditch that runs by his house is golf course property and a tree fell over and left a big hole that he wants us to fill. Tim will look into whose property the hole is on and get back to him and us. Linda Issitt requests that the Out-of-Bounds markers on #17 be replaced after a tree removal company had to move them.

GOLF OPERATIONS:Eric Morgan requests pictures of our course to send to Brunswick Plantation for their marketing of us. Don will send Eric some. The Blue Knuckle tournament will be played

tomorrow. And the LGA and MGA events are on the calendar. He plans to host two winter events for the 1st Tee of Coastal Carolina in January and February. The players get to play for free, but they will rent the followers carts. He will be attending an ECGM reception next week, networked with Southern Pines package providers and on March 18 he will host a “new golf rules” Red Eye meeting with a local rules expert from Myrtle Beach. His committee decided to sign the contract with EZGO golf carts for next year, decided against the rake attachment and wants pay the progressive “step up” plan in order to get a discounted price before the prices go up January 1, 2019.

John Meng moved that we accept the offer of the “Step-Up” plan

Don Brewer seconded the motion.

Passed by unanimous vote.

Previously, Eric has provided a shotgun start on Thanksgiving Day, Christmas Eve day and New Year’s Day starting at 10:00AM. Though it is not well used, he will still offer those days and will check with Joe Cadrioli, the new O&A chef about having some food available on New Year’s Day for those who golf.

II. COMMITTEE REPORTS:

Finance:John Meng Already covered

Marketing:Linda Issitt informed us that the woman whose husband allowed our golf course sign to be placed on their land at Stanly and Mt. Pisgah roads didn’t know that we were supposed to be paying her. It keeps falling down, so we’re going to just leave it and not replace it. She will check to see if we might be allowed to place a sign on the fence at the new storage facility on the corner of Stanly and Stone Chimney roads. We are participating in the WWAY Channel 3 Holiday golf package promotion from November 23 through December 31 on both ABC and CBS in over 200 commercials to over 200,000 households. No out of pocket expenses paid by LFCC. Voucher is good for one player who must pay cart fees. ECGM is working with Century 21 Thomas realty for a VIP card given to all condo owners and winter guests for a round of golf for \$35, plus tax throughout the year except for April, May and October for 2 players per reservation. Eric will contact them about our inclusion. We are not going to continue to use the billboard on Rt. 17. Work on the design for the sign on Stone Chimney is continuing.

Membership:Renee Edwards nothing to report except that there have been some positive responses to the new Membership offerings

Greens:Jim Noel nothing to report

House:Ron Horensky reports that the contract for Cintas runs out in February. He is working on discontinuing service by them and getting information from Coastal Carpet cleaners who does our other cleaning. He is asked to check to see if there is a better floor mat material that doesn’t

crunch up and block the doors and cause tripping hazards. Work on the O&A is continuing by Joe Cadripoli who is doing a great job of cleaning and reorganizing his space. Ron will continue to do repairs once Joe is finished with his.

Oak & Anchor: **Jon Peters** reported that our new Chef Joe is hard at work getting the O&A ready to re-open. Anthony Perry is gone and all accounts with us are settled. We can't reopen the O&A at the time we were hoping to since there is so much that needs to be done as far as exterminating the premises, cleaning and reorganizing. Joe brought in his favorite exterminator as Anthony had told Allied not to come unless he called them, which he didn't do since September, even though LFCC pays the bill. Ron will patch and paint as soon as Joe installs the tile he wants under the sinks to prevent mildew on the floors. We purchased the liquor from Anthony and Jon will purchase the alcohol for the New Year's Eve party. It was agreed by John and Jon that Joe would not have to pay rent for December and he is on a rent deferred plan where he will pay less until April, then he will begin to pay back what is owed as well as his monthly rent.

In the meantime, Eric will have Amanda man the beverage cart when we have a number of golfers or tournaments on the course until Joe is up and running. But they will have to pay in CASH only.

III. UNFINISHED BUSINESS

Don Brewer-asked how the memberships coming in are looking. Theresa says it looks like they are staying mostly the same, so far, but not very many have been turned in yet. It looks like the 50-75 round members are going to the Individual Play package. If there are questions from members, refer them to the Membership Committee, Renee Edwards.

The employee Christmas fund has raised \$3725.00 so far compared to \$6,700.00 last year. We're hoping for more participation by members.

John Meng-the budget has been developed. \$1,218,000.00 of income is projected. Member revenue is estimated at \$500,000.00 with \$126,000.00 golf income will go to help pay the mortgage. \$6000.00 will be added back in to the budget with the cancelation of the Rt. 17 billboard.

Cheryl moved to accept the budget as is with changes to be made as agreed upon

Jon seconded it

Passed by unanimous vote

Ron Horensky-the cart barn roof is going to be expensive to replace so he's looking into patching it until he can get materials for replacement and hope to just pay a professional for installation.

Jim Noel suggested money for cleaning restrooms on #10 to be cleaned by Coastal Carpet Maintenance. #13 will still be cleaned by our crew. He will inform them. Renee said he can take the \$500.00 left in the Membership budget to use.

Tim Cunningham-Greens covers are on the property and will be placed if we have a few days of 25 degree weather.

IV. OPEN BUSINESS

Don-Food and Beverage monthly charge. Since the O&A isn't open for business, how shall we handle the collected fees from the members who haven't used all their allotment? Don will send a letter to those few members telling them their choices: spend it if Joe C opens during the month or forgive the remainder.

Don-there is a severe disagreement by some POA board members about the change in Community golf fees on the new Membership contracts. The new contract is meant to encourage those residents who play here frequently to become members so they will get a cheaper rate. We had at least one positive email stating that "there is finally a reason to have a membership." The complaint is that the current residents are used to getting a better rate, or at least equal to the rate that someone who lives outside the neighborhood but the new contract precludes that from happening. They will now have to pay the "rack-rate" that anyone coming in pays to play. Some on the POA board thought that they should have been asked their opinions before our making this decision. Since the non-member neighbors will pay the higher rate than they are used to, it makes sense for them to join and get a lower rate, overall, as a member.

Jon Peters moved that the new membership choices remain as written

Jim Noel seconded

Approved with one dissenting vote

The front desk employees will be trained to institute the new fees.

Eric will consider January and February non-prime season and Prime to be March-December AM and PM. He will send Don an email to send to members concerning what constitutes the Prime vs Non-prime season. He also wants to continue to offer the 4-play cards, \$100.00 to anyone who wants to buy them through February though it would not be offered to community members according to the new membership contracts.

It was approved to be available for sale to anyone who wants to buy them, including community members, as a concession to the POA board's concern about the higher cost of play to non-members.

Don had sent out an email blast concerning residents confronting grounds crew members stating that if anyone has concerns about golf course maintenance activity, they should contact a Board member instead of confronting the staff.

Meeting adjourned at 4:21

Next Annual Meeting in the River Room on Saturday, January 26, 2019

The next Board meeting will be at 2:00 on Thursday, January 3, 2019

Respectfully submitted

Cheryl Washburn, Secretary