

Management Report 7/22/19

From: Mike Roberts, GM

Operating Finances

The June financial statements were just completed and I am happy to say that many of the payroll and other expense reductions made earlier this year in Operations are really beginning to reflect themselves in the most recent financial reports. There are still areas to improve but overall, after meeting with the Finance Committee this past Friday, I think everyone is pleased about where we are financially.

Update on Phase 1 Road Maintenance

We discussed this topic at the last RO Board Meeting. For the past few months, we have been interviewing potential Contractors and have learned a lot about the options. The first option is a liquid, black tar sealer budgeted in Reserves for \$145,000 and has about a 3- 4 year life span and would be a logistical nightmare due to the issues already discussed. The other option previously discussed was repaving which is budgeted in the Reserves in 4 years for \$807,000 and has a 25 year life span. We now have what we believe is a good third option. During our recent meeting with a Rep. of Sumter County Public Works, they made a recommendation that we look into a process called "Micro Paving" or "Micro Surfacing". We think it might be the option we are looking for. To learn more about the process, I encourage you to watch a few of the short You Tube videos which are easy to find on the internet. It is much more substantial than sealing and can be driven on within 45 minutes to an hour after it is put down. It is about half the cost of paving. The life span is estimated at 10-12 years at which time we could do the process again. As an FYI, The City of Lakeland, FL has done this process 3 times over existing roads, Sumter County recently completed this process in several areas of The Villages (since those are public roads), and the Del Webb Community off of Rt. 441 just completed their roads with this process. We reached out to the same highly recommended Contractor who did all of those projects and have received a bid for about \$330,000 plus sealing and repairs which would be done prior to the Micro Surfacing for a grand total cost of about \$460,000. Our intention is to learn as much as we can about this option and get 2 more bids, then bring it before the BOD and the community for a vote as soon as possible.

Update on Phase 2 Cart Path Project

We have met several times in the past couple of weeks with the Committee and we are well on our way with the planning to begin the second phase of the project beginning just after Easter of next year. We have a meeting scheduled with the Contractor to

discuss everything from finances to drainage that needs to be done prior to pouring concrete.

Softball Field

Sprigs were installed last week on the softball field, driving range, and part of the 18th fairway and are being watered every hour for the first couple of weeks. I am told by the professionals that the green Bermuda grass will magically appear soon so we are keeping our eyes on that project.

Park Landscape

As mentioned in my last Management Report, we have now eliminated the outside Contractor expense and doing this work in house with the support and help from the Landscape Committee consisting of Bev Stevens and Mary Lanning. A huge shout out goes to them for all the work they have put into this project during the past month. For a couple of weeks, they were meeting around 6 am to begin working on the flower beds to beat the heat and on several days, I saw them still out there at 3-4 PM. THANKS !

Pool

All projects and work at the pool are now complete with the exception of a few umbrellas needed to replace some that are worn out and have been discarded.

Violations

Several unapproved, under age issues have been resolved in the past couple of months between owners and the GM. If you know of any issues that you need me to deal with, please let me know via e-mail at GM@continentalcountryclub.com

Although there will always be violations that need addressed, sometimes we need to reflect on the positives, so we have asked the POC Committee to identify one "yard of the month" and feature it in the Echo with a photo. You can read more about the criteria used in my article in next month's Echo.

Echo

Speaking of the Echo, I assume some of you noticed that last month's edition was printed in black & white. This change from color to black and white will save us a lot of money. You can also read it each month on our website. Continued thanks to Toni Mock for all of her volunteer work on the newsletter, the TV station postings, and marketing.

Arts & Crafts Roofs(2)

The installation of the new metal roofs is completed. The total cost came in at about \$28,500 which is \$1500 under the \$30,000 that was approved by the Board.

\$ Write Off

Unfortunately, we have a write off of about \$14,500 that is expected to hit the books soon. This is for a delinquent O&M fee and the IRS has claimed all of the additional funds that were collected at the May tax auction.

Golf / Restaurant

The next Restaurant Committee Meeting will be August 7 at 1 PM in the Mag. Room. MAKE NOTE: it was originally posted for 3 PM and has changed to 1 PM.

We will begin a new promotion called "9&Dine" for \$19.95 per person, beginning Wed, August 14th. You can learn more about this event on the bulletin board postings, our Facebook page, on the website, and on the CCC Forum. This will also be advertised in the Daily Sun Newspaper and on WVLG radio beginning in a couple of weeks. You can make your reservations beginning now through the Pro Shop.

(Play the radio ad for all to hear)