

Management Report 8/26/2019

From: Mike Roberts, General Manager

Phase 1 Road Maintenance

We will be discussing this in detail at today's Board Meeting. I will be making a recommendation for a Contractor, repairs and product to apply, project cost, coordination and timing, and the process if the Board votes to move forward.

Softball Field

The Celebration Bermuda grass is doing great and will be ready to begin playing on shortly. DTE has sprayed the weeds, top dressed and mowed it already. It turns out that replacing the irrigation system was a very wise decision and is the main reason it is coming along nicely.

Driving Range

We did not replace the irrigation system at the driving range prior to installing the Bermuda sprigs at the same time we did the softball field and it really shows. The Driving Range conditions are not good at all right now. The irrigation has caused erosion and the condition is very poor. DTE tells me they can top dress and improve it with a lot of work.

Deed Restriction Violations

This year to date, there have been 55 Violations issued and 34 of them have been corrected. At this point, there are 21 open violations. This is an ongoing process and somewhat frustrating that in many cases, much follow up is required to get a single issue cleaned up. I kindly ask all Residents to take a good look at your property and do your best to maintain your property with pride, not only for yourself but also for the good of your neighbors and the Community as a whole. I encourage anyone interested in reviewing the violation process to make an appointment with me to see what is involved.

Golf Course

Greens Fee Revenue has increased in 6 of the first 7 months of 2019 versus 2018. Net Revenue for the past 4 months has exceeded budget.

The hot dog special and twilight promotions will continue through September at the current rates and new, increased pricing will begin in October.

Steve and I are discussing new rates for the Fall and Winter and will be making recommendations at the next Golf Board Meeting.

I want to alert the Board there is an issue with our main well that irrigates the Golf Course and will eventually result in a hefty repair bill soon. The shaft is damaged and is getting worse. Initial estimates are \$7,000-\$10,000. I will keep you updated.

Restaurant

Thanks to the Restaurant Committee for all their hard work planning, painting, and decorating in preparation for opening the Dining Room to the Public for lunch and dinner 6 days per week by November or before. There is still a lot to be done but things are beginning to take shape. Our ultimate goal is for the Restaurant to become a much improved and updated Amenity for the Residents and surrounding neighbors in terms of food quality, service, and financially.

Lawn Maintenance

I am very proud of the extra effort this summer by our lawn crew staff, the lawn crew supervisors, and volunteers who have stepped up to do the best they could with all the rain we have had this Summer. I can tell you that a lot of effort and coordination behind the scenes has been required this Summer to get this work done.

Reminder: “Coffee with the GM” the first Friday of each month at 8 AM in the Mag. Room

The next meeting will be next Friday, 9/6. The purpose of this meeting is to discuss anything on Residents' mind in a casual setting. We hope this forum would allow the focus at our Workshop and Board Meetings to be more productive and allow our Directors to focus on the Business of the Corporation.