

CITY OF COUNTRYSIDE

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Meeting Minutes Regular Meeting of the FLAGG CREEK GOLF COURSE ADMINISTRATIVE BOARD

Tuesday, March 17, 2026

6:00 PM

Council Chamber

Committee Members

Chairman – Michael Natale

**Board Members – Member John Von Drasek, Member Tom
Frohlich, Member Frank Urban, and Member Doug Whitaker**

1. CALL TO ORDER.

The Flagg Creek Administrative Board Meeting was called to order at 6:20 p.m.

2. ROLL CALL.

Present: Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Also Present: Finance Director Schutter and General Manager Jeter

3. Communications from the Public

None.

4. CONSENT AGENDA.

4.a. Review of the Paid Invoices for the Month Ended February 28, 2026.

4.b. Approval of the Regular Meeting Minutes from February 17, 2026.

Board Member Von Drasek made a motion to approve the paid invoices for the month ended February 28, 2026 and the Regular Meeting Minutes from February 17, 2026 under the consent agenda. Motion was seconded by Board Member Urban.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

5. NEW BUSINESS**5.a. Rounds Report for February, 2026.**

General Manager Jeter said the golf course was closed in February for winter. The golf course had 212 high school rounds rung into the system on February 23rd. For the year we are now one round short of prior years' rounds count.

5.b. Presentation and Discussion on the Monthly Financial Report for the Period Ended February 28, 2026.

Finance Director Schutter said YTD green/league fees now exceed the prior year and budget by just under \$57K and \$38K respectively. YTD range revenues now exceed the prior year and budget by just over \$106K and \$94K respectively. Total revenues now exceed the prior year and budget by \$145K and \$123K respectively with gains in greens/league fees, range revenues, and pro shop sales being partially offset by year to date underperformance in gaming and concession revenues.

Positive results in greens fees and range revenues have been achieved largely by an increase in rounds, range volume, and an increase in bucket prices approved by the advisory board.

YTD capital outlays total just under \$618K and consist of the starter shack rebuild with power pull (\$31K), design fees (\$18K), and construction cost progress billings (\$181K) on the club house remodel project, engineering and progress billings for the cart path resurfacing project (\$160K), progress billings on the dredging project on Hole #9 (\$15K), completion of the drainage improvement project on Hole #1 (\$37K), range mat replacements (\$9K), new bench replacements throughout the course (\$7K), the Smithco sprayer replacement purchase for the maintenance department (\$61K), the replacement of five EZGO carts for the course (\$45K), and replacement of the maintenance truck (\$54K).

Personnel costs as a percentage of revenue are reflected at 36% versus the prior year and year to date budget levels at 37%.

Based on the revenue and expense analysis the golf course is showing a positive surplus variance (before capital and profit sharing expenses) to the prior year and budget of \$68.5K and \$67K respectively.

5.c. Consideration to Purchase One Toro ProCore 648 Aerator in the Amount of \$43,754 from Reinders.

General Manager Jeter said that the Golf Course Superintendent Hill annually reviews the condition of all the maintenance equipment. The current aerator is a 2004 John Deere 800. This is a walk behind aerator which is now 22 years old. Due to the age the machine has become inefficient to provide agronomic relief that our greens need due to the sustained excess rounds that Flagg Creek continues to have.

The golf course's recommendation is to buy the Toro ProCore 648. The Toro is more efficient and more versatile than the John Deere. The Toro has a wider depth range which will help get air under the surface to improve plant life. Superintendent Hill has had prior experience with the Toro aerator and prefers this machine over the John Deere machine. Chairman Natale asked if we needed more than one quote. General Manager Jeter said we did have a couple of quotes and one company backed out.

Chairman Natale asked for a motion to approve the purchase of one Toro ProCore 648 Aerator in the amount of \$43,754 from Reinders. Board Member Von Drasek agreed with the motion made by Chairman Natale. The motion was seconded by Board Member Urban.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

5.d. Consideration to Trade in Three 2014 EZGO Golf Carts and Purchase Three New 2027 Model Year Carts in the Net Amount of \$25,035.

General Manager Jeter said that the cart fleet is aging out and we are in need of replacing three golf carts in the 2027 fiscal year. The three carts we are looking to trade in are the 2014 model years and require to get charged more often than the other carts in the fleet. The new model carts use a single lithium battery pack as opposed to six lead acid batteries.

Chairman Natale asked for a motion to approve the trade in of three 2014 EZGO golf carts and purchase three new 2027 model year carts in the net amount of \$25,035. Board Member Frohlich agreed with the motion made by Chairman Natale. The motion was seconded by Board Member Urban.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

5.e. Consideration to Trade in the 2020 EZGO RXV Gas Ranger Cart and Purchase One New 2027 RXV Freedom Elite in the Net Amount of \$8,746.

General Manager Jeter said that the gas ranger cart was not originally planned to get replaced right now. But for the past three seasons we have had nothing but trouble with it.

Chairman Natale asked for a motion to approve the trade in of the 2020 EZGO RXV Gas Ranger Cart and Purchase One New 2027 RXV Freedom Elite in the Net Amount of \$8,746. Board Member Urban agreed with the motion made by Chairman Natale. The motion was seconded by Board Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

5.f. Consideration to Award a Contract to Lyons & Pinner Electric Company, Inc. in the Amount of \$158,500.00 as the Lowest Responsible Bidder on the Flagg Creek Proposed Lighting Project.

General Manager Jeter said that this project was an open bid process. We had two qualified contractors bid and Lyons & Pinner Electric Company was the lowest bidder at \$158,800 which was \$25,800 or 19.44% above the engineer's estimate of \$132,700.

Chairman Natale asked for a motion to award a contract to Lyons & Pinner Electric Company, Inc. in the amount of \$158,500 as the lowest responsible bidder on the Flagg Creek proposed lighting project. Board Member Von Drasek agreed with the motion made by Chairman Natale. The motion was seconded by Board Member Urban.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

6. ADDITIONAL ITEMS

None.

7. ADJOURNMENT

Chairman Natale asked for a motion to adjourn the meeting. The motion was made by Board Member Von Drasek to adjourn the meeting and seconded by Board Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

Chairman Natale declared the meeting adjourned at 6:37 p.m.

Approved:

Chairman Michael Natale

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