

# **CITY OF COUNTRYSIDE**

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

Tuesday, May 19, 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 6:00 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.** Approval of the Flagg Creek Advisory Board Meeting Minutes of March 17, 2026.

**4.b.** Paid invoices for the month ended March 31, 2026.

**4.c.** Paid invoices for the month ended April 30, 2026.

**4.d.** Consideration of monthly donation requests for April, 2026.

**Board Member Von Drasek made a motion to approve the Regular Meeting Minutes from March 17, 2026, paid invoices for the month ended March 31, 2026, paid invoices for the month ended April 30, 2026, and consideration of monthly donation requests for April 2026 under the consent agenda. 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. NEW BUSINESS****5.a. Rounds Report for March 2026.**

General Manager Jeter said that March was slower than past years. We did not open the golf course until March 8<sup>th</sup>. We still hosted 1,237 rounds on the month, which is 313 less than the prior year. Overall, for this year we are 314 rounds behind the prior year.

**5.b. Rounds Report for April 2026.**

General Manager Jeter said that we had a good month in April we hosted just under 4,000 rounds. Overall, on the year we finished with 109 rounds better and with a total of 49,067 rounds for the year.

Chairman Natale asked where the number is in the summer when you start getting concerned about business. General Manager Jeter said that we should be closer to 8,000 rounds a month.

**5.c. Presentation and Discussion on the Monthly Financial Report for the Period Ended March 31, 2026.**

Finance Director Schutter said that he would just go over April because it supersedes anything in March.

**5.d. Presentation and Discussion on the Monthly Financial Report for the Period Ended April 30, 2026.**

Finance Director Schutter said that YTD green/league fees now exceed the prior year and budget by approximately \$43K. YTD range revenues now exceed the prior year and budget by just over \$103K and \$98K respectively. Total revenues now exceed the prior year and budget by \$125K and \$128K with gains in greens/league fees, range revenues, and pro shop sales being partially offset by preliminary year end underperformance in gaming and concession revenues.

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

YTD capital outlays total just under \$642K and consist of the starter shack rebuild with power pull (\$31K), design fees (\$20K), constructions costs (\$201K) on the clubhouse remodel project, engineering and progress billings for the cart path resurfacing project (\$162K), completion of 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 5 EZ GO carts for the course (\$45K), and the replacement of the maintenance truck (\$54K).

Personnel costs as a percentage of revenue are reflected as 35% for the current year versus the prior year of 39% and the annual budget of 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 \$138K and \$81K based on preliminary year-end results. These are the preliminary results so we are going to have many adjustments, but things are looking good on a preliminary basis.

Chairman Natale asked as far as the split goes is that the \$253,222 number. Finance Director Schutter said that is the net income after capital and profit share. The \$253 is to the budget. Chairman Natale asked what the remainder is that should be split. Finance Director Schutter said we do not do the profit share yet we wait until after the audit.

**5.e. Review of the 2026 greens fee rates.**

General Manager Jeter said he thinks we need to raise the junior rates a little bit. We could raise the weekday fee by \$3 and the weekend fee by \$2. We would still be lower than the other golf courses and the prices would not go into effect until June 10, 2026 after everyone approves the increase.

Chairman Natale asked for a motion to approve the two increases from \$14 to \$17 and \$16 to \$18.

**Board Member Frohlich made the motion to approve the rate increases; Board Member Von Drasek seconded the motion.**

**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**

General Manager Jeter said he brought Greg Martin in today to talk about his proposal.

Greg Martin said the last time that he was in Countryside was when Flagg Creek was first built. Most golf courses need to be updated every 15 to 25 years due to irrigation and drainage problems. You need a master plan of what you want the golf course to look like for the next 20 to 25 years. There is essentially three parts to the master plan, the evaluation, the planning, and then the phasing in process motion.

Chairman Natale asked if we are just talking about the evaluation and planning of all the potential work that would need to be done, right? Mr. Martin said this is where you would want the golf course to be for the next 30 years and then how to achieve it.

Chairman Natale asked how would you estimate in terms of what you would do on an annual basis. You wouldn't do this all at one time, right? How much time would it take to complete it and how long would the golf course be shut down. Mr. Martin said there is some projects where you can work and have golf at the same time with little disruption. There is other projects that you would have to shut the golf course down. It all depends on what you want to accomplish.

Board Member Frohlich asked what do you think should be addressed first and what is the most critical issue. Mr. Martin said the bunkers need work, you need to improve the tee surface, and an enhanced practice facility.

Chairman Natale said that we should put this proposal on next month's agenda, so we have time to think about it.

## **7. ADJOURNMENT**

Chairman Natale asked for a motion to adjourn the meeting.

**The motion was made by Board Member Urban to adjourn the meeting and seconded by Board Member Whitaker.**

**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 6:21 p.m.

Approved:

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Chairman Michael Natale

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