

Board of Directors Meeting
Whiskey Creek Civic Annual Association
September 10th @ 6:08pm
Board Meeting

Board Meeting 6:00 pm-7:00 pm
Sanibel Captiva Community Bank
9311 College Pkwy
Fort Myers, FL 33919

Call to Order

Roll Call

Cole Peacock	Seth Hart
Justin Gyarmathy	Melissa Metzger
Wler Gins	Bruce Schultz
Amy Kitzmiller Pappas	Dana Hume
Kyle DeCicco	Jessica Nolan

Directors' introductions – Welcome, overview, and votes needed are highlighted.

First meeting two include the two new board members – Bruce and Dana. Welcome.

Whiskey Creek Country Club Update - *Wylar Gins*

- Mold remediation and remodel is currently taking place. The goal is to have the entire clubhouse reopened for the Fall Festival.

Bruce / Dana introductions and welcome to the Board – each member gave a brief introduction and their history of residency in Whiskey Creek

Officer's Reports

- Secretary's Report – *Kyle DeCicco*
 - As this was the first meeting back since summer break, no report was given.
- Treasurer's Report – *Justin Gyarmathy*
 - Kyle made a motion to approve
 - 2nd by Seth. All in favor. Report passes.
 - Justin also made a motion to hire a CPA to facilitate the financials of the association. The cost of this will be \$167 per month and \$1,000 annually for the tax returns and filing.
 - 2nd by Wylar. All in favor. Request passes.

Treasurer's Report	
May 1 through August 31	
Account Balances	
San Cap Checking	\$66,395.52
San Cap Money Market	\$111,634.83
PayPal	\$3,232.36
Total Assets	\$181,262.71
Cash Flow	
Income/Deposits	\$8,842.67
Expenses/Debits	-\$507.23
Net Change	\$8,335.44
Prepared by Justin Gyarmathy 09/09/2025	

- Website –any discussions/updates
 - Pictures of the community
 - Update Board member list
 - Remove Mike McQuagge
 - Add Bruce Schultz and Dana Hume
 - Upload minutes from 2025
- News Distribution - Seabreeze Communications Update
 - 174 new members on the digital email list.
 - Amy Update – Letters, editor of the community
 - Pres letter – Bruce and Dana, intro letters
 - Distribution - Follow-up discussion on cost
 - Ad space – Discussion

Committee Reports - Updates

- Membership – *Sally Gins*
 - Membership campaign
 - Membership Report – currently there is 27% participation from residents.
 - Community issues – General Maintenance -
 - Committee established (Wyler / Paul / Sally / Kyle)
 - Updates or Projects to review.
- General Maintenance
 - McGregor
 - Maybe general maintenance for MSTBU
 - College or deed restrictions that are more noticeable / better lighting
 - Maybe general maintenance for MSTBU
 - MSTBU Projects – Meeting with the County, Josh Malo, MSTBU
 - Update from MSTBU meeting – summary attached

- Pendergrass – Recently appointed Cole Peacock and Terry Kinsey to the MSTBU
- Deed Restrictions – *Seth Hartt*
 - General report
 - Send several community-wide letters, reminding all of the deed restrictions
 - Short-term rentals/stays
 - We can determine a rule, amend the bylaws, and send the rule to rental companies, post it on the FB, and the website
 - Finalize with a Vote to amend the bylaws for a minimum of 3 or 5 days?
 - County recommends 7 days, other local municipalities range from 3-7 days
 - After much discussion, the board asked for a motion to recommend a rental policy that was in-line with the county recommended (7 days).
 - Kyle made a motion for 7 days
 - Jessica – 2nd
 - All in favor. Motion passes.
- Insurance Committee /Advisor – *Paul Copeland*
- *No update*
- Social Media – *Jessica Nolan*
 - Update on social media / FB page
 - Newspaper Sales
- Events Committee- *Melissa Metzger – Melissa Metzgar / Sally Gins*
 - Golf Tournament
 - Christmas Parade
 - Chili Cookoff
 - Fall Fest
 - Sponsorships available
 - Discussion of WCCA to provide funding towards fall fest of \$1,000.
 - Motion by Wyler
 - 2nd by Dana
 - All in favor. Motion passes.
- Other business:
 - The WCCA has a storage unit for various items. We need additional space and one more storage unit was recommended to the board.
 - The cost is \$48 per month
 - Cole made a motion to approve
 - Seth – 2nd
 - All in favor. Motion passes.

Public Comment

Initiatives for 2025 –

- Entrances / Structure/lighting/landscaping Upgrade
- 2026 Fundraising events for Charity –Pace Center for Girls
- School Benches – Girl Scout Program

- The board all was in agreement that this was an excellent cause. However, because the WCCA has no say over the directives of the school board or the locations and possible changes to bus stop locations, we could not entertain taking this on as a project funded by the WCCA.

Meeting ended at 7:23 pm

WCCA – Recap of some of the meetings and work done over the summer break. Below is the previous update with a couple of items/updates for the board.

Medians

1) I met with the County and Josh from MSTBU, and it appears that the County will have very limited funds, if any, to contribute. The MSTBU is capped at a 1m cap taxation rate and typically has a fixed income from the community, which means it will have limited ability to contribute, but may be able to help. There is a potential option for the MSTBU to go to the community to raise the taxable percentage; however, this is not likely, as Tanglewood is currently attempting this with little support.

2) Medians - Josh and the County are willing to collaborate with us on permitting and, if necessary, provide purchasing power to support the project. Additionally, they will try and seek funds from the Commissioner's budget or reserves. He mentioned that the County, upon review, supports the project and has identified water pooling issues caused by the lower dirt and sod, which can lead to flooding and road damage. This is a positive marketing point. He is also available to attend any meetings to advocate for the project's approval if needed.

3) The recommendation is to focus on one or two medians at a time. Only irrigation, fill dirt, and sod should be implemented initially to help manage costs and minimize potential road closures, particularly as there can be no closures during tourist season. This approach will also prevent delays, as the County must approve any plantings, which can be addressed later, potentially with funding from the County. Lastly, it's important to consider the maintenance costs if the MSTBU is unable to cover general maintenance expenses.

Benches / Scholl Bus stops

1) I spoke with Josh from the County and Ken Savage, the COO of the School District. Both expressed their support for the initiative, with no objections raised. I emphasized that this is not our project; rather, we aim to support the young lady and her vision. However, the project will need approval from the Department of Transportation (DOT). The County will need to assess property lines and easements. While the School District is on board, they mentioned that bus stops can change frequently based on the number of students attending each year. Additionally, a liability release will be required, as they will not be responsible for installing the benches or any other elements.

- *Wyler, I hope this helps to get things started with your new project.*

New Board members

1) During our last board meeting, we approved Dana Hume and Bruce Schultz. If there are no objections, I would like to meet with them in the coming weeks to confirm their continued interest in participating and to provide a brief overview of our plans. Both have now completed the necessary steps and are excited to join us. Congratulations to Bruce and Dana on becoming our newest board members! We look forward to working together to enhance our community.