

Board of Directors Meeting  
Whiskey Creek Civic Annual Association  
December 10<sup>th</sup> @ 6pm  
Board Meeting

Board Meeting 6:00 pm-7:00 pm

WC County Club / TBD

**Call to Order**

**All board members in attendance virtually.**

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

Guest Speaker: NA

Whiskey Creek Country Club Update - *Wyler Gins*

**Officer's Reports**

- Secretary's Report – *Kyle DeCicco* (**Vote needed for board minutes**)
  - Minutes to be sent out prior to the Board meeting for review.
  - **Motion by Cole**
  - **2<sup>nd</sup> by Wyler**
  - **All in favor, motion carried.**
- Treasurer's Report – *Justin Gyarmathy* (**Vote needed for financials**)
  - Latest Financials to be sent prior to the Board meeting for review.
  - **Motion by Seth**
  - **2<sup>nd</sup> by Amy**
  - **All in favor, motion carried**
- Legal Retainer Completed for 2026 and signed for Becker Poliakoff
  - Discussion had and accepted at the November meeting.
- Website –any discussions/updates (Sally)
  - Pictures of the community – Golf Cart Parade
  - Upload minutes
- News Distribution - Seabreeze Communications Update
  - Amy Update – Letters, editor of the community
  - Thank you to Sheriffs Office, community work and all our events
  - WC Neighbor of the Month
    - Guidelines
    - Discussions
  - Ad space – Discussion

**Committee Reports - Updates**

- Membership – *Sally Gins*
  - Membership campaign
    - Membership Report
  - Community issues –

- General Maintenance (Wyler/Paul/Sally/Kyle)
  - McGregor
    - General Maintenance Update
  - Deed restrictions signs, low profile design but more noticeable / better lighting
  - WCCA / MSTBU Projects – Meeting with the County, Josh Malo, MSTBU
    - Kyle / Dana have continued to work with Jeff and Tidewater to have a final proposal which is different than the one submitted and accepted by the County. The performed work will be for landscaping upgrades to the McGregor and College entrance medians, Extreme painting for the same locations, and potentially the McGregor wall.
- **1) Accepting the revised proposal and contract presented by Tidewater for \$26,743 – Approved – All board members provided a unanimous email vote.**
- **2) Increase the previously approved budget of \$50,000 to \$52,858 - Approved – All board members provided a unanimous email vote.**
- **Project Total Tidewater \$26,743**
- **Project Total Extreme \$26,115**
- **Total Expense \$52,858**
- **3) Paint color – No clear decision was made on paint color. Cole will discuss all options with Extreme and seek advice on the best direction based on color and longevity, etc. We are requesting the project be placed on the books as approved and to provide a timeline.**
- Deed Restrictions – *Seth Hatt*
  - General report
  - Send several community-wide letters, reminding all of the deed restrictions
  - Short-term rentals/stays
    - Appendix #2 was passed in the October meeting, language submitted to VRBO and Airbnb, or posted on the WCCA webpage
- Insurance Committee /Advisor – *Paul Copeland*
- Social Media – *Jessica Nolan*
  - Update on social media / FB page
- Events Committee- *Melissa Metzger – Melissa Metzgar / Sally Gins*
  - Christmas Parade - Updates
    - Club provides food
    - Food trucks
    - Sheriff partnership, details forthcoming – They will have a team
    - Collection of toys or food for entry
    - Non-residents pay an entry fee
      - Voted on \$20 for non-members – info sent out
      - Structure for admittance night of, processes, and procedures, needed help

- Santa Booth
- Utilize the patio for announcements
- Sponsorship or sponsorships - \$1500 – Thank you Dream Team

Public Comment

Initiatives for 2025 –

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

**Cole Peacock <rcp4consulting@gmail.com>**

Nov 18, 2025, 3:45 PM

Josh- Good afternoon. I have attached the proposal for the work to be done in Whiskey Creek. The WCCA Board voted unanimously in favor of covering the costs for the improvements at both entrances: McGregor and College.

Work to be done:

Landscaping -Cleaning out and landscaping the first median at each location, as presented in the proposal. There are some edits to the proposal, which you will see in the minutes posted below.

Painting- Pressure cleaning, scraping, coating/conditioner, painting the entrances, and the McGregor wall

**WCCA Board voted to approve**

**Entrance, Tree Trimming and Landscape Plans /Proposal**

The board reviewed proposals from Tidewater and Extreme Painting for landscaping and painting work at both neighborhood entrances and the medians.

Dana confirmed that the landscape architect approved the native plant selections, except for the thorny agave plant, which the board agreed to swap out.

The board discussed the first phase of trimming and cleaning, agreeing to remove Areca and agave plants at the McGregor entrance, with the possibility of adding 4-5 Royal palms behind the McGregor entrance.

The board confirmed that 25 hardwood trees would be trimmed along Whiskey Creek Drive as part of the proposal.

*Cole concluded by noting that the proposal needs to be modified to remove the addition of 59 Royal Palms, with Dana tasked to discuss this with Tidewater.*

*The board approved Tidewater's Proposal with the edits and deletion of stated items for \$22,503 (the number could be less with suggested changes)*

**Extreme Painting Proposal Approval**

*The board approved Extreme Painting proposal of \$26,115 for entrance painting work*

Let me know if you need anything else.

I also gave Jeff at Tidewater your number to call and discuss being a vendor for the County. I believe he will be reaching out this week

Much respect,

CP

**Cole Peacock**

***RC Peacock Consulting Group, President***

***C3 Investment Group US, Co-Founder***

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*Specializing in corporate consulting, business development, retail management, the cannabis industry, restaurant management, corporate relations, branding, board development, strategic management, grassroots/coalition building, and governmental relations.*

**2 Attachments** • Scanned by Gmail

M

**Malo, Joshua**

Tue, Nov 18, 4:11 PM

to me

Thank you Cole.

Respectfully,

**Josh Malo | Manager, Fiscal and MSTBU Operations**

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