

Board of Directors Meeting
Whiskey Creek Civic Annual Association
September 9th @6pm
Board Meeting

Board Meeting 6:00 pm-7:00 pm
WC County Club

Call to Order at 6:01 pm

Cole Peacock	Seth Hart
Amy Kitzmiller Pappas	Jessica Nolan
Bruce Shultz	Wyler/Sally Gins
Dana Hume	Larry Pokrywa
Kyle DeCicco	Chris Lopez

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

Guest Speaker: Jessica Stanfield-Kaestner – Ana's Friends - <https://www.anasfriends.org>

Ms. Stanfield gave a detailed presentation on Ana's Friends and the great work they are doing in the SWFL community to serve at risk children and young people. The board is supportive of selecting Ana's Friends as the recipient of the annual golf fundraiser event hosted by the WCCA.

Kyle made a motion for selecting Ana's Friends.
2nd by Seth. All in favor. Motion passes unanimously.

Whiskey Creek Country Club Update - *Wyler Gins*

Wyler discussed the positives of the "new" clubhouse and upcoming events (Fall Fest and Golf Cart Parade).

Cole Introduced Mr. Chris Lopez as the news board member. Chris gave a brief speech and introduced himself. Chris is a welcomed to the board.

- **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.
 - Amy made a motion.
 - 2nd by Dana. All in favor. Report passed unanimously.
- Treasurer's Report – *Justin Gyarmathy (Vote needed for financials)*
 - Latest Financials to be sent prior to the Board meeting for review.
 - See attached exhibits at the end.
 - Kyle made a motion.
 - 2nd by Wyler. All in favor. Motion carried.
- Website –any discussions/updates (Sally /Amy)

- Pictures of the community
- Board Member Update
 - Chris Lopez
- News Distribution - Seabreeze Communications /FL Mail and Print Update
 - Amy Update
 - Request for pictures/stories/recipes
 - Seabreeze continues to look for good advertising opportunities is the board could assist with that.
 - The next printed and mailed communication will be in November. Either Jan, Feb, or March will follow. This cost approximately \$1,600 per month.
- **Committee Reports - Updates**
- Membership – *Sally Gins*
 - Membership campaign /Report
 - Currently 395 households out of 1,500. Approximately 25% of the community.
 - The board had deep discussion on new creative was to attract new members.
- General Maintenance (Wyler/Paul/Sally/Kyle)
 - McGregor Lights / Entrance light outage – County fixed the issue
- Deed Restrictions – *Seth Hartt*
 - General report
 - Deed restrictions signs, low-profile design but more noticeable
 - Sprinkler use either early morning or evening – multiple requests from the community, and County supports
 - WCCA will support and follow the county’s procedures for watering. Cole will reach out to the MSTBU and make sure the medians are also following those days/times.
 - Seth made a motion.
 - 2nd by Amy. All in favor. Motion carried.
- Insurance Committee /Advisor
 - Paul is no longer on the board; support to remain as the broker however we will follow normal best practices to shop the policy on an annual basis.
- Social Media – *Jessica Nolan*
 - Update on social media / FB page
 - Promoted several events
 - Any issues for discussion. None.
 - Jessica continues to do a great job with social media and FB.
- Events Committee—*Sally Gins*
 - Fall Fest
 - Sponsors
 - Volunteers
 - Amy has offered to take of Membership responsibilities from Sally. Thank you Amy for taking on this role.
 - Sally will continue her efforts as Event Chair.
 - Sally will elect committees for events and work directly with those involved.
 - Thank you to all the volunteers. More are encouraged.
 - Golf Cart Parade

- Sheriff's Office – submit wish list early
- Public Comment:
 - Carrie (Whiskey Creek neighbor) from the Iona McGregor Fire District made a brief presentation. Main discussion was her decision to run for seat #1 in the upcoming election. Thank you Carrie.
- Initiatives for 2026 –
- Painting and landscaping WC entrances - complete
- Community Fundraiser – Pace - complete
- Christmas Lights, hire a company or invest in better decorations -complete

2027 initiatives were discussed. More to come in the upcoming months.

The meeting ended at 7:09

- Exhibit #1

11:13 AM

09/07/26

Cash Basis

WHISKEY CREEK CIVIC ASSOC
Profit & Loss
 January through August 2026

	Jan 26	Feb 26	Mar 26	Apr 26
Ordinary Income/Expense				
Income				
Dues & Services	7,000.22	11,097.00	22,611.00	1,040.00
Interest Earned	208.81	209.05	209.48	209.90
Total Income	7,209.03	11,306.05	22,820.48	1,249.90
Expense				
Administration Expense	0.00	0.00	600.00	0.00
Bank Service Charges				
Paypal Fees	133.33	221.76	29.63	36.34
Bank Service Charges - Other	0.00	0.00	10.00	0.00
Total Bank Service Charges	133.33	221.76	39.63	36.34
Communication & Marketing	315.00	0.00	0.00	0.00
Donations	0.00	0.00	500.00	0.00
Event Costs	0.00	0.00	1,049.25	465.00
Insurance & Bond Expense				
Liability Insurance	7,071.60	0.00	0.00	0.00
Insurance & Bond Expense - Other	244.00	0.00	0.00	0.00
Total Insurance & Bond Expense	7,315.60	0.00	0.00	0.00
Landscaping	0.00	28,165.30	1,500.00	0.00
Legal & Professional Fees	807.17	1,000.00	0.00	0.00
Office Supplies	0.00	96.06	0.00	117.12
Operational Expenses	0.00	0.00	0.00	0.00
Postage & Delivery	0.00	83.00	0.00	0.00
Promotional Items & Costs	0.00	0.00	0.00	42.60
Storage Expense	145.00	145.00	145.00	145.00
Total Expense	8,716.10	29,711.12	3,833.88	806.06
Net Ordinary Income	-1,507.07	-18,405.07	18,986.60	443.84
Net Income	-1,507.07	-18,405.07	18,986.60	443.84

- **Exhibit #2**

Treasurer's Report
August 1 thru August 31
2026

Account Balances

San Cap Checking	33,322.11
San Cap Money Market	114,261.84
PayPal	3146.78
 Total Assets	 150,730.73

Cash Flow

Income/Deposits	6544.57
Expenses/Debits	-728.7
 Net Change	 5815.87