

Board of Directors Meeting
Whiskey Creek Civic Annual Association
December 18, 2024, at 5:00 pm –6:00 pm
Board Meeting

Call to Order

Cole Peacock

Paul Copeland

Justin Gyarmathy

Amy Kitzmiller Pappas

Wylar Gins

Seth Hart

Kyle DeCicco

Melissa Metzger

Also in attendance with Jeff Balyeat, owner of Tidewater Landscape to give a presentation.

Whiskey Creek Country Club Update

Wylar Gins

- *Detailed discussion on Christmas Lights and electrical issues at the entrances. Efforts being made to fix these issues.*

Justin Gyarmathy

- *Brought up a discussion point regarding looking to additional accounting and the possibility of multiple operating checking accounts for the WCCA. We agreed that just one operating account is best but we will consider looking at doing an annual audit. Justin will reach out to our CPA.*

Officers Reports

- Secretary's Report – Kyle DeCicco **(Vote needed for board minutes)**
 - Notes sent out with Agenda for review.
 - Melissa made a motion.
 - 2nd by Seth.
 - All in favor. Report passes.
- Treasurer's Report – Melissa Metzger/ Justin Gyarmathy **(Vote needed for financials)**
 - Latest financials sent out with board packet
 - Motion by Kyle
 - 2nd by Paul.
 - All in favor. Report passes.

Treasurer's Report

November 1, 2024-November 30, 2024

Account Balances

San Cap Checking	\$47,922.23
San Cap Money Market	\$109,566.89
PayPal	\$7,324.32
Total Assets	\$164,813.44

Cash Flow

Income/Deposits	\$4,951.58
Expenses/Debits	-\$15,017.14
Net Change	-\$10,065.56

Prepared by Melissa Metzger and Justin Gyarmathy 12/16/2024

- Website – Calendar needs to be updated - done
- News Distribution - Seabreeze Communications Update
 - Next mailing (paper copy) will be in February.

Committee Reports - Updates

- Membership – *Sally Gins*
 - Membership campaign
 - Membership Campaign Newsletter / Mail piece
 - Next steps to enhance membership – events (i.e. Golf Cart Parade). Incentives for new members?
 - Currently we sit around 28.5% of households participating in membership.
 - Community issues – General Maintenance -
 - **Committee established.** (Wyler / Paul / Sally / Kyle)
 - Wyler has received proposals
 - Jeff Balyeat, owner of Tidewater Landscape to give a presentation
 - Updates or Projects to review. Electric on College entrance has been fixed.
 - Josh Malo - *MSTBU Coordinator* for Lee County – signs and general maintenance, medians
 - Update on scheduling this meeting – need bids to deliver
 - Update on Bob Beville meeting -will support our issues and attend meetings as needed
- General Maintenance
 - McGregor
 - Maybe general maintenance for MSTBU
 - Bob and Wyler will speak regarding tree trimming so the 'Deed Restricted Community' signs will be more visible.
 - College or deed restrictions that are more noticeable / better lighting
 - Maybe general maintenance for MSTBU

- Small median / College entrance – FDOT –
 - Paul to present a proposal for work (**Vote needed**)
- MSTBU Projects – Meeting with the County, Joh Malo, MSTBU
 - **Next step is collecting three bids and submitting them to Josh**
- Deed Restrictions – *Seth Hartt*
 - Send a neighborhood letter highlighting the deed restrictions/property maintenance.
 - Updates
 - Lots of boats, trailers, neglected homes/yards – I am receiving more and more complaints
 - Short-term rentals/stays
 - Working with Jessica
- Insurance Committee /Advisor – *Paul Copeland*
- Social Media – *Jessica Nolan*
 - Update on social media / FB page
 - SanCap as Parade/ Cup Sponsor, needs to be posted
 - Newspaper Sales
- **Jeff Balyeat, owner of Tidewater Landscape was in attendance and made a proposal to completely landscape, sprinkle, and provide electricity for the median on Whiskey Creek Dr, closest in proximity to College Pkwy. The proposal is attached.**
 - **Plants be selected will be lower in maintenance and native to our area.**
 - **Price for the proposal is \$8,995 and will be completed by the end of January.**
 - **Paul made a motion to approve the proposal.**
 - **2nd by Wyler.**
 - **All in favor. Proposal passes.**
- Events Committee- *Melissa Metzger – Sally Gins*
 - **Golf Tournament** - \$14,000 raised for CFCW, check was presented at the Restore Event last week
 - Check Display with CAC for the community at the Christmas Parade?
 - **Christmas Parade**
 - **Food Truck** – Philly Junction confirmed for 4pm until (menu/insurance/business licenses/food bev license)
 - **Dessert Truck** -
 - **Sheriff's Office – Deighton Bolt**, confirmed and will participate with
 - Digital sign, robotic dog, antique Sheriff car, potentially other items
 - **Mr./Mrs. Clause** – confirmed
 - **Country Club** – confirmed
 - **Entertainment** – confirmed
 - **Portable Microphone / Speaker**- update
 - **Cups** – SanCap, status of the cups
 - **Prizes** – \$50 for first place cart. \$25 for second place cart. \$25 for first place bike.

- Speaking – Announcements at the Parade: Quick rundown of the evening, Judging starts, thank you to SanCap, Board members, Committee Members, Club, Sheriffs Office, return with winners and the start of the parade

- **Chili Cookoff** – Need a date

***Request for Blessing in a Backpack, CEO to speak at the next Meeting January 8th Board Meeting**

- YES

- Cole made a request to place attorneys Becker and Poliakoff on retainer for our civic association bylaws.
 - Amy made a motion.
 - 2nd by Paul.
 - All in favor. Request passes.

Public Comment

- *None.*

Approved initiatives for 2023 –

- Entrances / Structure/lighting/landscaping Upgrade
- more community gatherings
- Fundraising events for Charity – CAC / CFCW

Meeting ended at 5:52.