

Board of Directors Meeting
Whiskey Creek Civic Annual Association
February 12th, 2025, at 6:00 pm –7:00 pm
Board Meeting

Call to Order

Kyle DeCicco

Cole Peacock

Wylar Gins

Jessica Nolan

Melissa Metzger

Seth Hart

Amy Kitzmiller Pappas

Justin Gyarmathy

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

Whiskey Creek Country Club Update - *Wylar Gins*

Wylar Gins discussed funding for the “back patio” project that will be facilitated by the golf club/members. Wylar showed the board visuals and talked about personal and corporate opportunities for funding the project. More to come on this in months ahead.

Officers Reports

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

Treasurer's Report
Account Balances
Cash Flow
January 1-January 31
San Cap Checking
San Cap Money Market
PayPal \$245.12
Income/Deposits
Expenses/Debits -\$10,688.29
\$45,633.72
\$110,040.68
\$233.82
Total Assets
Net Change
\$155,919.52
-\$10,454.47

Prepared by Melissa Metzger and Justin Gyarmathy 02/11/2025

- Website –any discussions/updates
 - More events and information will be added to the website. This should be done in March.
- News Distribution - Seabreeze Communications Update

Committee Reports - Updates

- Membership – *Sally Gins*
 - Membership campaign
 - **Membership Report – 70 members added so far in 2025.**
 - Mail piece
 - Next steps to enhance membership.
 - **Membership letters went out last Friday. The letter included a coupon that could be utilized at the clubhouse.**
 - Community issues – General Maintenance -
 - **Committee established.** (Wyler / Paul / Sally / Kyle)
 - Wyler has received proposals
 - Updates or Projects to review.
 - Josh Malo - *MSTBU Coordinator* for Lee County – signs and general maintenance, medians
 - Update on scheduling this meeting – need bids to deliver
- General Maintenance
 - McGregor
 - Maybe general maintenance for MSTBU
 - College or deed restrictions that are more noticeable / better lighting
 - Maybe general maintenance for MSTBU
 - Small median / College entrance

- Approved last meeting, updates
- MSTBU Projects – Meeting with the County, Joh Malo, MSTBU
 - **Tidewater Landscape delivered a great job on the “College Entrance” project. This will be highlighted in the March 2025 SeaBreeze.**
 - **Bob Beville made the decision to join the MSTBU.**
- Deed Restrictions – *Seth Hartt*
 - Send a neighborhood letter highlighting the deed restrictions/property maintenance.
 - Top 5 Deed restriction complaints
 - Lots of boats, trailers, neglected homes/yards – I am receiving more and more complaints
 - 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 website. Much discussion on this topic.
 - The board supports the consistency of Lee County with a minimum 7 day rental restriction.
- Insurance Committee /Advisor – *Paul Copeland*
- Social Media – *Jessica Nolan*
 - Update on social media / FB page
 - Newspaper Sales
- Events Committee- *Melissa Metzger – Sally Gins*
 - Golf Tournament –
 - **Much discussion on the excitement of the upcoming golf event.**
 - **Blessings in a Backpack has been chosen as the beneficiary.**
 - **George McNiel may be able to attend the event.**
 - **Christmas Parade**
 - Recap
 - **Chili Cookoff**
 - **Great event with good support from the community and judges.**
 - **Decision was made to continue this event on a annual basis.**

Public Comment

Tom – Job well done on the College Entrance project. Thank you to Tidewater. Discussion on the Summerlin Wall and is there anything that could be done outside of the MSTBU. This was discussed, however, funding is a problem.

Matt Mason – discussion of a possible LED sign at the clubhouse to inform the community about upcoming events. Wyler will discuss this with the Club.

Initiatives for 2025 – Discussion on initiatives

- Entrances / Structure/lighting/landscaping Upgrade