

Board of Directors Meeting
Whiskey Creek Civic Annual Association
April 9th at 6:00 pm –7:00 pm
Board Meeting

Call to Order

Cole Peacock

Wylar Gins

Justin Gyarmathy

Melissa Metzger

Amy Kitzmiller Pappas

Kyle DeCicco

Seth Hartt

Jessica Nolan

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

Guest Speaker: Grant Alley – City Attorney, seawall and drainage issue:

- **Grant Alley, resident at 5525 Montilla Dr would like to install a new sea wall on his property. Issue is that the shared easement sea wall needs to be replaced or repaired.**
- **Much discussion was had. Cole and Michael will work on this request for Grant.**

Whiskey Creek Country Club Update - *Wylar Gins*

- ***Wylar gave a detailed overview of the Terrace project being proposed at the WCC.***
- ***Proposed budget is \$70,000.***
- ***"IF" \$60,000 is raised for this project by June 1st, 2025, "then" the WC Civic Association will fund the remaining \$10,000 to complete the project.***
 - o ***Jessica made a motion.***
 - o ***2nd by Melissa.***
 - o ***All in favor, passed.***

Officer's Reports

- Secretary's Report – *Kyle DeCicco* **(Vote needed for board minutes)**
 - o Notes sent out with the Agenda for review.
- Treasurer's Report – *Justin Gyarmathy* **(Vote needed for financials)**

Treasurer's Report

Account Balances

Cash Flow

March 1 - March 31

San Cap Checking

San Cap Money Market

PayPal \$687.19

Income/Deposits

Expenses/Debits -\$2,575.62

\$72,884.12

\$110,486.25

\$33,126.82

Total Assets

Net Change

\$184,057.56

\$30,551.20

Prepared by Justin Gyarmathy 04/08/2025

- **Kyle made a motion to accept the report.**
- **2nd by Seth.**
- **All in favor, passed.**

- Website –any discussions/updates
 - Pictures of the community
 - No update regarding the website.
- News Distribution - Seabreeze Communications Update
 - Amy Update – Letters, editor of the community
 - Pres letter – Justin
 - Distribution - Follow-up discussion on cost (\$400 per quarter)
 - Ad space

Committee Reports - Updates

- Membership – *Sally Gins*
 - Membership campaign
 - Membership Report
 - **Currently at 300 members (19% of the community)**
 - Community issues – General Maintenance -
 - Committee established (Wyler / Paul / Sally / Kyle)
 - Updates or Projects to review.
 - **Community Campaign discussion**
 - Josh Malo - *MSTBU Coordinator* for Lee County
- 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 on scheduling meetings with County officials
 - **Mulicka-** Mtg on 3/10- he is supportive to help, but will follow the lead of the District Commissioner
 - **Pendergrass – He appointed Cole Peacock and Terry Kinsey to the MSTBU,**
 - I met with Cecil, he is supportive but not sure about the County budget as they are looking at a deficit in the coming year based on lower tourism, and they gave back some Federal dollars

- Cecil would also like to come out and speak to the community
- **Hamman** – Dates being confirmed, initial offline conversation was positive

WCCA's best move is still collecting three bids and having them if we must submit three bids, to have that process completed and be able to present as needed.

- **Cole reminded everyone that we need three bids.**
- **Cole asked our guests in the room about their opinion on the landscaping. It was well received.**
- **Next month at the annual meeting; Tidewater will be making another presentation.**
- Deed Restrictions – *Seth Hartt*
 - Send a neighborhood letter
 - Responses?
 - **Seth added that the letters have been working, complaints are down.**
 - 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
- Insurance Committee /Advisor – *Paul Copeland*
- Social Media – *Jessica Nolan*
 - Update on social media / FB page
 - Newspaper Sales
- Events Committee- *Melissa Metzger – Melissa Metzgar / Sally Gins*
 - Golf Tournament –
 - May 2nd
 - Sponsorships and General Update
 - McNeil Update
 - Blessings, Help with volunteers?
 - Christmas Parade
 - Chili Cookoff

Public Comment / Guests in attendance:

- **Gohn and Lisa Galietti**
- **Hank Sylvester**
- **Jim and Carol Solofra**
- **Michael Steward**
- **Grant Alley**

Initiatives for 2025 –

- Entrances / Structure/lighting/landscaping Upgrade
- 2025 Fundraising events for Charity – Blessings in a Backpack