

Board of Directors Meeting
Whiskey Creek Civic Annual Association
January 14th @ 6pm
Board Meeting

Board Meeting 6:00 pm-7:00 pm
Digital meeting

Call to Order

Roll Call at 6:06 pm

Cole Peacock	Dana Hume	Jessica Nolan
Paul Copeland	Kyle DeCicco	
Sally Gins	Wyler Gins	
Amy Kitzmiller Papas	Melissa Metzger	
Bruce Schultz	Seth Hart	

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

Guest Speaker: NA

Whiskey Creek Country Club Update - *Wyler Gins*

Anticipated opening date of February 1st.

February meeting could be held at the clubhouse.

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.
 - **Dana 1st**
 - **Amy 2nd**
 - **All in favor. Report passes.**
- Treasurer's Report – *Justin Gyarmathy* (**Vote needed for financials**)
 - Latest Financials to be sent prior to the Board meeting for review.
 - **Justin was not in attendance so the Treasurer's report will be completed at the next meeting and voted on accordingly.**
- Website –any discussions/updates (Sally)
 - Pictures of the community – Golf Cart Parade
 - Upload minutes
 - October minutes- submitted?
 - **October minutes are due to a technology issue.**
- News Distribution - Seabreeze Communications Update

- Seabreeze will no longer be able to provide the newsletter via print on a quarterly basis do to costs. March will be available via print. June/July and going forward will be digital only.
- The digital format will continue. This shows the importance of community members having their email addresses on file.
- The WCCA will continue to explore other print options.
 - Amy Update – Letters, editor of the community
 - Thank you to the Sheriff's Office, community work, and all our events
 - WC Neighbor of the Month
 - Discussions
 - Ad space – Board members to give Amy / Seabreeze names

Committee Reports - Updates

- Membership – *Sally Gins*
 - Membership campaign
 - Membership Report – Last board meeting suggested a price \$150 discussion for a potential vote
 - **Contribution request will be kept at \$125.**
- General Maintenance (Wylar/Paul/Sally/Kyle)
 - McGregor / College
 - Deed restrictions signs, low profile design but more noticeable / better lighting
 - WCCA / MSTBU Projects – Meeting with the County, Josh Malo, MSTBU
 - Approved by the County and MSTBU – attached samples and recommendation
 - Tidewater Thursday, **February 5th**, and the project is a 4-day install.
 - **The Tidewater project should commence on February 12th and be completed tentatively by February 18th.**
 - Extreme Painting – Color and design to submit to start the work on the walls. I have confirmed with Duane that the project was approved, waiting on a date
 - **The Painting project will commence after the landscape project is completed.**
 - Color options: Black /Grey /white, Black / Grey/Cream, Dark Blue/White, Green/White, Cream Wall/Dark Brown
 - **Much conversation was had regarding color choices.**
 - **Finalized colors:**
 - **Incredible White, Alpaca, and Iron Ore**
 - **See picture at the end of the report.**
- Deed Restrictions – *Seth Hartt*
 - 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
 - Send a letter to the appropriate rental companies for official notice
 - Board-crafted or Attorney-crafted

- **A letter will be sent to all the large management companies (i.e. VRBO, etc.)**
 - Included in this month's President's letter
- 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 – Review / Debrief
 - Christmas Lights, entrances discussion
 - **The board had deep discussion on the success of the Christmas golf cart parade. Thank you to all those involved and those who volunteered.**
 - Chilli Cook-Off
 - **A date was selected for the Chili cook-off but unfortunately there are other scheduled events at the club house. This will either be canceled or rescheduled.**

Discuss was had regarding the next Battle of the Creek golf event. We will look to pick a date at the next meeting.

Meeting ended at 6:56 pm.

Public Comment

Initiatives for 2025 –

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

----- Forwarded message -----

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

Date: Mon, Jan 5, 2026 at 2:37 PM

Subject: Happy 2026, Whiskey Creek MSTBU

To: Robert E. Beville <bbeville54@gmail.com>, Cole Peacock <rcp4consulting@gmail.com>, Peter J. Boldrin <pjbaldrin@yahoo.com>, Terri Kinsey <terrimkinsey@gmail.com>, Roland Kotcamp <janrol@aol.com>

Cc: Malo, Joshua <JMalo@leegov.com>

B- Happy New Year, my friends! As we've discussed in our past several meetings, the Whiskey Creek Civic Association (WCCA) has plans to enhance the medians and repaint the entrances, as well as the McGregor wall. The WCCA is funding this project through membership dues and by collaborating with excellent companies in Fort Myers. I have been working with Josh throughout this process, and I want to ensure that we include the MSTBU as needed. This will be the first phase of the overall median enhancement and painting project.

There is no vote required since the funds are being allocated from the WCCA. We are sharing this information for your awareness and to provide a general update. We would appreciate it if the MSTBU could give general project approval to demonstrate community unity, should any residents inquire.

Much respect,
CP

WCCA Board Vote / December Board meeting:

- 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 Painting \$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.

Cole Peacock

RC Peacock Consulting Group, President

C3 Investment Group US, Co-Founder

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Ft. Myers, Florida 33919

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Malo, Joshua

to Bob, Peter, Terri, Roland, me

Jan 7, 2026, 8:35 AM (5 days ago)

Good morning,

If I may make one recommendation, I think you should wait for spring before placing any new plantings. Due to the current and anticipated drought conditions, the irrigation will need to be reduced, and I would hate to see any new planting not take root as a result. It's up to you of course, but I would not recommend planting now.

Additionally, keep in mind that no lanes can be closed during season, so the contractor must be able to complete their work without lane closures.

Respectfully,

Josh Malo | Operations Manager, Fiscal and MSTBU

Office of the County Manager

Office: 239-533-2308

Cell:239-634-0040

Mon, Jan 5, 3:04 PM (7 days ago)

Terri Kinsey

to me

Hi Cole,

Happy New Year! Thank you for sharing. I am very supportive. While it is great to consider paint longevity, style is not often on the painter's radar, and they see it only through the lens of function. It should be aesthetically pleasing, too.

Something to consider from Internet sources -

Warm Neutrals (Beige, Sand, Taupe)

- **Why it works:** Blends beautifully with tropical landscaping and Florida's sandy light.
- **Benefits:** Hides dirt well, feels warm and inviting, timeless.
- **Vibes:** Coastal, natural, upscale without being bold.

Thank you for all you do!

Terri

Bob Beville

Tue, Jan 6, 11:55 AM (6 days ago)

to Peter, Terri, Roland, Joshua, me

Cole ,

As I mentioned to you this is great for Whiskey Creek and works in concert with some of the limitations of the MSTBU. You and your team on the HOA are truly making a difference in our community.

Thanks for all you do.



WHISKEY CREEK
 Walls: SW7028 Incredible White
 Pillars: SW7022 Alpaca
 Letters: SW7069 Iron Ore

