

Board of Directors Meeting
Whiskey Creek Civic Annual Association
March 11 @ 6pm
Board Meeting

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

Call to Order at 6:02 PM
Roll Call

Cole Peacock **Paul Copeland**

Justin Gyarmathy **Wylar Gins**

Amy Kitzmiller Papas **Bruce Schultz**

Seth Hart **Jessica Nolan**

Melissa Metzger **Kyle DeCicco**

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

Guest Speaker: NA

Whiskey Creek Country Club Update - *Wylar Gins*

The club is now fully opened for business.

Seating for 145.

Looking for good staff to add to the existing team.

Officer's Reports

- Secretary's Report – *Kyle DeCicco* (**Vote needed for board minutes**)
 - **Sally prepared the minutes last month in Kyle's absence**
 - Minutes to be sent out prior to the Board meeting for review.
 - **Bruce made a motion to approve the minutes**
 - **2nd by Kyle.**
 - **All in favor. Secretary's report passed unanimously.**

- Treasurer's Report – *Justin Gyarmathy* (**Vote needed for financials**)
 - Latest Financials to be sent prior to the Board meeting for review.
 - **Kyle made a motion to approve the treasurer's report**
 - **2nd by Wylar.**
 - **All in favor. Treasurer's report passes.**
 - **See attached financials at the end of this report.**

- Website –any discussions/updates (Sally)
 - Pictures of the community
 - Upload minutes - All available minutes have been submitted
 - Short-term rental – completed

- Board Member Update
 - Terms / Resignation / New Member
 - Potential new Member discussion – Chris Lopez, Ryan VanHorn, others?
 - Steve Cunningham – Honorary member
- News Distribution - Seabreeze Communications /FL Mail and Print Update
 - Amy Update / Sally update
 - Ad space
 - **Quarterly printed articles are still the optimum outlook for the time being. The board will lean on sponsorships to cover the cost. Jessica Nolan and her company has committed to three quarters. Kyle and his company has agreed to one quarter.**
 - Justin – recognition for the bench

Committee Reports - Updates

- Membership – *Sally Gins*
 - Membership campaign /Report
 - **277 members**
 - **15% of the total community**
- General Maintenance (Wyler/Paul/Sally/Kyle)
 - McGregor / College
 - Deed restrictions signs, low profile design but more noticeable / better lighting
 - WCCA / MSTBU Projects –
 - Tidewater – Complete
 - Extreme Painting - Site visit, colors/design approved.
 - **Lights column/housing must be repaired/rebuilt – currently working with the County to do the repairs, painting schedule on hold until the repair work is confirmed and scheduled.**
 - **Painting project to begin the week of 3/23/26.**
- Deed Restrictions – *Seth Hartt*
 - General report
 - **Majority of the complaints have come from the Beachwood area of the community.**
 - Short-term rentals/stays included in the last three newsletters
 - VRBO and Airbnb, posted on the WCCA webpage
- Insurance Committee /Advisor – *Paul Copeland*
- Social Media – *Jessica Nolan*
 - Update on social media / FB page
 - Pictures of the completed medians
 - Tease the wall and entrances being painted
 - Continuing to promote the Golf Tourney
- Events Committee- *Melissa Metzger – Melissa Metzgar / Sally Gins*
 - Golf Tournament
 - Building a committee
 - Committee assignments
 - Sponsorship packets
 - Teams
 - PACE – They will promote, join committees, and participate at the event
 - Day of schedule / Auction items (silent/live)

- Each board member will be responsible for promoting a sponsorship opportunity.
- Sponsor party?

Public Comment

Initiatives for 2025 –

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

Meeting concluded at 6:46 PM

6:01 PM

03/09/26

Cash Basis

WHISKEY CREEK CIVIC ASSOC

Profit & Loss

January through February 2026

	Jan 26	Feb 26	TOTAL
Ordinary Income/Expense			
Income			
Dues & Services	7,000.22	11,097.00	18,097.22
Interest Earned	208.35	209.05	417.40
Total Income	7,208.57	11,306.05	18,514.62
Expense			
Bank Service Charges			
Paypal Fees	133.33	221.76	355.09
Total Bank Service Charges	133.33	221.76	355.09
Communication & Marketing	315.00	0.00	315.00
Insurance & Bond Expense			
Liability Insurance	7,071.60	0.00	7,071.60
Insurance & Bond Expense - Other	244.00	0.00	244.00
Total Insurance & Bond Expense	7,315.60	0.00	7,315.60
Interest Expense	-0.46	0.00	-0.46
Landscaping	0.00	28,165.30	28,165.30
Legal & Professional Fees	807.17	1,000.00	1,807.17
Office Supplies	0.00	96.06	96.06
Postage & Delivery	0.00	83.00	83.00
Storage Expense	145.00	145.00	290.00
Total Expense	8,715.64	29,711.12	38,426.76
Net Ordinary Income	-1,507.07	-18,405.07	-19,912.14
Net Income	-1,507.07	-18,405.07	-19,912.14

