

LFCC Board of Directors Meeting

July 22, 2025 (Tuesday) / 7:00 AM

Meeting Called to Order (by Kim Zahrn covering for Todd Mayfield): 6:59 AM

Attending: Toney Tomaso, Linda Hamilton (by phone), Scott Miller, Kim Zahrn, Cody Dust, Jeff Finke, Jennifer Miller, and Jon Cheshire (by phone)

Not Attending: Todd Mayfield, Traci Logue, Tara Chandler

June Board Minutes: motion for approval by: Cody Dust; seconded by: Scott Miller; passed unanimously.

GM Report: by Rob Walls:

June was a solid financial month for LFCC. Revenues slightly behind budget, but well ahead of last year. We had savings in Payroll. Operating expenses over budget due to water (pool) expenses, and some other misc. expenses. Overall, great Performance for the team in the month of June. We had (4) golf outings this month and the Golf Team did a great job giving Our budget a revenue bump to make it a solid month. We are staffed properly right now. Working on planning / hiring to cover For employees leaving back to school/sports for July and August in order to stay ahead of the curve.

General discussion as to the Budget and Capital Budget, current plans versus the long range planning (for use of the Capital Budget) Need to make sure future Boards are aware of planning. Short range plan to finish the Racket/Court Projects; Long Range plan:

Parking lot; Ideal plan is to “bank” 1.5 million to deal with known/unknown plans for LFCC’s future

Old Business: Update on the Racket/Court Remodel (by Rob Walls covering for Todd Mayfield): the courts are now finished, and the reviews are in (folks are really happy with the quality of the courts). We are now doing the areas around the courts for parking, walkways, patio, etc. Once that concrete work is finished, then we turn to landscaping around the area. In discussions about putting a new roof on our building/structure at the tennis complex.

New Business:

Presented by Rob Walls:

Rob congratulates the entire LFCC Team for their efforts and work for the 2025 Member/Guest, especially with the weather Being inclement. Service was extraordinary. Saturday night Hamptons Party was a wonderful event.

Budget Timeline & Process: Rob Walls and KemperSports is working on next year’s Budget now, and a draft Budget should be Presented at the August BOD Meeting, and possible voting for said Budget at the September BOD meeting. Also, working on a Capital Budget to present to the BOD during the same timeline as noted above for the Budget per Rob Walls.

Lightening Detection System: very dated. KemperSports has concerns it has gone past its life span. Discussed what other Clubs Do in the KemperSports system do for weather warnings (commentary

made by Jon Cheshire). Concern that our old system is not supported anymore by the manufacturers.

We are looking at new systems. We can purchase, or we can go monthly rental options. Rob and the Golf Team Are conducting research on this topic at this time and will provide further information in the coming weeks/months. Discussion had Regarding the pros and cons of getting a new system, renting one month to month, new policies to use, and how this impacts the pool And telling people using the pool to get out of the pool.

Discussion as to exploring a possible “fix” for the current system, getting more information from KemperSports as to future options.

And what we are going to do as a BOD to deal with this issue quickly and efficiently. Discussions also including how to properly communicate with the Membership about testing, changes, policies, etc.

Committee Reports:

Golf: Kim/Cody: great Member/Guest event, everyone impressed. The golf team at LFCC did great even with the weather issues.

The Member/Guest Committee will have its wrap up meeting. The Ladies Member/Guest is up to (12) teams, taking place in August.

House: Traci: see enclosed report for specifics

Social: Tara; no report

Membership: Jen; feedback on US Mail campaign, for new homeowners; discussion of how sales is coming along; we are close To our budget numbers for 2025

Grounds: Jeff: discussion as to maintenance plans per the Superintendent (Paul S.) and how it impacted Member/Guest, and The rest of the season at LFCC. Big concern now about the geese (on 13th and 14th), and problem solving for this issue. Discussion:

Including it in the Budget so we can possible get a new dog. We will investigate getting a new dog financially and with our Grounds Team.

Discussion on whether the Geese are as a big of a problem that requires a line item in the budget, or possibly just leave it alone. Research To be done and further discussion to be had.

Finance: Linda: no report

50th Anniversary Comm.: Jen Miller: committee has been selected and now that Member/Guest is done, we are setting up Our first meeting. Further report to be done.

E-Mail Business

Next Meeting: Tuesday, August 19, 2025 (7 AM)

ADJOURNED: at 8:04 AM by Kim Zahrn