

**Board of Governors Meeting Minutes**  
**March 26, 2024**  
**Sims Club**

Call to Order: 3PM

Attendees: Lydia Anderson, Jeff Atkins, Kim McConkey, Pat Spooner, Tony Gemma, Marianne Greisofe, Tony Giordano, Dave Hauger, Rich Harvie, Dave Hauger, Adam Horvit.  
Absent: None.

Meeting Minutes Adjustment/Status: March 19 minutes were approved.

Agenda Adjustments: None

Old Business:

Possible Over-Budget Events, Member Reimbursements: All members agreed that starting with next season's Events, all member events should be run by Club Staff, not members, to better manage and control monies spent for any event. The General Manager, the Pro Shop, and the Chef should put the event together, working with the Member Committees. The Budgets should be built from packages, building the cost of the event from the bottom up. There will be a limit placed on purchasing items outside of The Legacy, but where any are needed, items will be contracted through the Club (ensuring Licenses, Insurance requirements, etc. are met).

Two events had monies outstanding requesting additional reimbursements to Members. The LLGA was due \$200 on Account for the Red/Blue, which needs to be zeroed out to them on their Statement. The LMGA Invitational was due \$500 to \$700 (awaiting receipts), which also needs to be reimbursed to Dennis Holisky. Tony Gemma made a motion to reimburse both the LLGA and Dennis Holisky up to \$1,000. The motion was seconded and passed.

Pump Review: Rich and Pat discussed the Capital Expenditure for the pump station. The bid is accurate and up to date. The metal in the current pump station will be removed by Leibold. The Legacy will be responsible for taking care of the wood in the pump station, for which Chris will be responsible. The quote for the electric hookup is approximately \$9,000 but they won't know for sure until they examine the needs at the time of the job to determine scope or unanticipated problems. It also could be considerably less. Three of the motors that are currently being used in the pump station are relatively new. The 4th is old and of no value. The expected arrival date of the pump station is mid-September. Because taxes are paid in the final payment, the first payment will be \$115,947. The only permit needed is for electrical work.

The Irrigation might still be able to be done in 2025 but the \$50,000 deposit needs to be sent in as soon as possible. Rich will ask Chris if this is still possible and at what point we

need to send it in for 2026. The new pump station along with the isolation valves and control boxes will hopefully get us to 2026. The Board unanimously voted to move forward with the Purchase of the Watertronics Pump via a Capital Funds Request.

FPL Eminent Domain Update: There is a proposal on the table to engage a Law Firm to help with the potential eminent domain issue. In this model, virtually all costs are paid by FPL. Kim requested researching and interviewing additional law firms. Club member Darren Guettler is a civil engineer and has worked with Brigham Property Rights Law Firm on many occasions and highly recommends them. They have provided a proposal for review. David Hauger suggested calling the POA to ask which lawyer they are using to determine if there is any benefit to using the same resources. Rich will reach out. Tony Giordano and Rich will review the Engagement agreement provided by Brigham to determine whether there are any terms that need negotiating. This issue and the scope that FPL may take, would possibly impact the Irrigation plans currently on the table. Prior to making any commitments for Irrigation, this impact needs to be identified and managed.

Membership Survey: There was a discussion regarding the possibility of conducting a new Member Survey to help with short- and long-term planning projects. Items of concern included:

- One proposal was presented at a cost of \$35,000.
- Perhaps we could use focus groups as an alternative.
- Surveys are good only if they're well done and if they provide actionable data.
- What Action items resulted from the past Survey.

David Hauger would reach out to multiple consulting companies to get additional pricing proposals for the Board's consideration.

Town Hall Meeting: The next date proposed is for Tuesday, April 29th. Members requested Zoom (or Microsoft Teams) access after the last meeting, so this will need to be considered. It is difficult in a Town Hall format but will be considered. The idea of a video recording of the meeting was brought up which could easily be put on the website. Topics to be discussed would include reaffirming option 4A for the irrigation and golf course improvements, and proposed funding for the same. Other topics might include Food and Beverage, Financials, and Golf events for next season. Topics to be finalized at a subsequent meeting.

## GM REPORT

Tennis: The lighting project has been delayed for 7 months but will start April 1. The light fixtures on the back courts should be removed for safety reasons. They can be cut off and capped so that they might be used in the future. The cost is about \$7,700 as proposed by the company currently working on lighting. A motion to start this work was made,

seconded, and approved, based on those terms. Any deviations to cost need to be approved by the Board.

Lease D paperwork has not yet been received. Financials need to be finalized and presented to John Deere so they can propose a Lease Rate.

Replacing the Pro: Adam met with Scott Kmiec at ExecSearch who proposed reviving the original Search contract since we can do that at no cost, due to Dick's early departure. A new Search process will take about 60 days. The goal is to hire someone preferably by September 1. It was decided that prospective pros should include their salary requests in their portfolio. After some discussion it was decided to pay Dick the remainder of his salary through April 6th, but March 27<sup>th</sup> would be his last day. Tom Ryan volunteered to be a point of contact for the Club for the US Open Qualifier event, scheduled at the end of April.

Membership: It was reiterated that per the By-Laws, all new members must be approved by the membership committee and recommended to the Board with a signed Subscription Agreement. The application by the Sabal's was voted on and approved. The website seems to be creating a significant number of leads.

A proposed Preview program will start April 15 and continue through June 30. The prospective member will pay \$2,000, which includes carts, and will cover 90 days of unlimited use of The Legacy facilities. If the member decides to join The Legacy, the \$2,000 is applied toward the initiation fee. It must be determined (based on proposed By-Laws revisions that are underway) whether new Memberships may be offered to Preview Members or whether the existing Memberships are the only ones available. An In-Season Preview Program will be considered for the Fall Season as well.

Tony Gemma provided a draft of a Code of Conduct to be instituted with Members. The draft does have some overlap with the current Rules document. It was determined that Tony would create a single blended document for Board consideration.

A letter will be sent to all tennis members explaining that they are welcome to use the Fazio and the Sims.

The next meeting will be held on April 2 at 3PM in the Sims Club.

The meeting adjourned at 6PM.

Respectfully Submitted,  
Rich Harvie