



Winter Pines Golf Course Advisory Board Regular Meeting Minutes

November 11, 2024 at 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Justin Ingram, Nancy Freeman, Sid Cash Jr., Mark Hitchner, Matt Hurst, and Rosemary Maisenholder

Absent

David Webster

Staff Present

Parks and Recreation Director Jason Seeley, Assistant Director Cathleen Daus, Golf Course Operations Manager Gregg Pascale, and Recreation Coordinator Laura Halsey

1. Call to Order

Meeting was called to order by Chairperson, Sid Cash, Jr., at 8:03 am.

2. Consent Agenda

- a. Approve the minutes of September 9, 2024

Motion made by Nancy Freeman, seconded by Rosemary Maisenholder, to approve the September 9, 2024 minutes. Motion passes 5-0.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

4. Action Items

5. Non-Action Items

- a. Driving Range Upgrade

Mr. Seeley, Director of Parks and Recreation, provided an update on the driving range upgrade. The upgrade will consist of all low-lighting rather than stadium lighting. Mr. Pascale, Golf Course Operations Manager, also provided insight. The cost of the 17- bay structure consists of 4 options.

- A. Aluminum Standard Open-air concept with no cover
- B. Heavy Duty Open-air concept as well, but has the ability to secure the area and includes TVs
- C. Enclosed Aluminum with cover and walls, enclosed with acrylic windows and doors
- D. Enclosed Aluminum with cover and roll-up garage doors rather than regular doors

The company is called Cover the Tees, and they are located in Oviedo, FL. They specialize in golf course construction options. Although there are 17 bays, not all bays have to be TopTracer bays. Staff can elect to encompass this in only a portion of the bays. The estimated cost to have 10 of the 17 bays equipped with TopTracer, and 7 traditional bays is \$457,887.00. Heating & Cooling per bay is about \$220.00 per month. The projected cost for furniture and TVs is dependent upon the selection of those items. Operating costs would go up to just over \$5000.00 as opposed to the current \$4100.00, bringing the annual operating costs to about \$60,000. Staff project new estimated annual revenue could be just shy of \$115,000.00.

The board inquired about the timeframe for completion and whether the course would need to be shut during the process. The goal is to keep a portion of the course open for use throughout the construction period.

The board also inquired about the price difference between options C and D, which is about \$50,000.00. TopTracer buckets would be slightly more than those for traditional bays. The option for an \$8.00 bag of balls will remain.

This item will return to the board as an action item once the details have been decided upon.

6. Staff Updates

a. WP9/WP18 Revenue Updates

Mr. Pascale started with the renovations and stated the walls and floor are complete. Portable restrooms are onsite and serviced three times a week to keep them as clean as possible. Kitchen renovation options were also briefly discussed. The golf course itself is in great shape and the difference is apparent, even considering the two storms we experienced.

Stormwater is working with Orange County on a basin study to increase the amount of water it can retain. One option is to add a water feature to the golf course property. Another goal is to increase the course from a Par 67 to a Par 70, which will be a future conversation with the board. Some options are to make hole 12 a par 5 and hole 5 a par 4 but no decisions have been made yet. The board stated they believe increasing to a par 70 would benefit the course.

Mr. Pascale moved into revenues for FY24 in comparison to FY23, the WP9 course is down slightly. Merchandise sales have increased, and new merchandise will be arriving over the next 2 to 3 weeks, just in time for the holidays. With Interlachen Golf Course closing from March 2025 through the end of the year, the goal would be to host a majority of its members. The driving range revenue has increased and with the upcoming opportunities with TopTracer will continue to increase. Advertising specials during slower periods would help increase foot traffic and play during those times.

Mr. Pascale informed the board that the irrigation issues seem to be resolved, and now that system repairs are completed, the water pressure is now stable. We do have business from Interlachen members on Mondays when the Interlachen course is closed, with some of those being members of both courses.

The board inquired about the land off of SR 436, and Mrs. Daus, Assistant Director of Parks & Recreation, informed them it is still available and for sale but does encompass the basin area. The referenced property abuts the property right behind hole 5. The thought process would have the property being used for storage or for possibly extending par on hole 5.

Mr. Pascale stated there is still a substantial waitlist for non-resident memberships, which would be another source of increased revenue. Mrs. Daus provided spreadsheets of the revenue comparisons for the board to review.

7. Board Comments

8. Upcoming Agenda Items

Mr. Pascale will provide more details from the stormwater report, if available. Board requested information on Rio Pinar Golf Courses bays. Mr. Pascale will reach out to Rio Pinar and to Marc Reicher regarding Champion's Gate as well.

9. Adjournment

Motion made by Nancy Freeman, seconded by Rosemary Maisenholder, to adjourn. Meeting adjourned at 9:06 am.

Approved by the board on December 9, 2024

/s/ Laura Halsey, Recreation Coordinator