



Winter Pines Golf Course Advisory Board Regular Meeting

Agenda

October 13, 2025 @ 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

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- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Minutes of 08/11/2025
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Action Items**
 - 5. Non-Action Items**
 - 6. Staff Updates**
 - a. WP 9 Financial Update
 - b. WP18 Financial Update
 - c. WP18 Maintenance Update
 - 7. Board Comments**
 - 8. Upcoming Agenda Items**
 - 9. Adjournment**



Winter Pines Golf Course Advisory Board

agenda item 2.a

item type

Consent Agenda

meeting date

October 13, 2025

prepared by**approved by**

Jason Seeley, Director of Parks and Recreation

subject

Minutes of 08/11/2025

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. GAB Minutes 08.11.25



Winter Pines Golf Course Advisory Board Regular Meeting Minutes

August 11, 2025 at 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

David Webster, Nancy Freeman, Sidney Cash, Matt Hurst, Dr Patti Dowling, Robert D. Maisenholder,

Absent

Mark Hitchner

Staff Present

Parks and Recreation Director Jason Seeley, Assistant Directors Cathleen Daus and Mike McCosker, Operations Manager Gregg Pascale, Recreation Coordinator Laura Halsey

1. Call to Order

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

2. Consent Agenda

- a. Approve the minutes of 06.09.25

Motion made by David Webster, seconded by Nancy Freeman, to approve the June 9, 2025 minutes. Motion passes 6-0.

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

No public present

4. Action Items

- a. Fee Schedule

Gregg Pascale, Golf Course Operations Manager, presented the 2025 Fee Schedule. Winter Park 18 will see only a few changes, including the introduction of a junior league fee, an increased bucket fee, and an incentive fee discussed at the previous meeting. While the weather had a slight impact on summer play, there has been improvement compared to summer 2024.

The primary concern at Winter Park 18 is the condition of three greens affected by chlorine. They have not recovered as well as staff had hoped. If further improvement is not observed, the staff plan to install tiff sod. Otherwise, staff feel the course is

performing well compared to other courses.

Regarding Winter Park 9, staff discussed possible areas for fee increases and requested input from the board on what range of increases would be beneficial while remaining affordable for players. They also discussed adding a seasonal daily play rate was also discussed to increase off-season activity.

The board discussed the range of increases and recommended adjusting the non-resident rates while leaving the resident rates as is. The goal is to maintain affordable community golf. The board recommended aligning the pricing to drive traffic to Winter Park 18. With the current pricing, it may lead people to select Winter Park 9 due to the pricing instead. They believe that Winter Park 18 is under-priced compared to neighboring courses. The board recommended increasing the year-round resident rates by 20% and the non-resident rates by 40%.

Motion made by Nancy Freeman, to increase rates by 20% for both residents and non-residents, 40% for non-residents in the winter months, cart increase by 20% for residents and \$30.00 for non-residents, and a 30% increase for tournament fees.

5. Non-Action Items

6. Staff Updates

a. WP 9 Revenue

Mr. Pascale provided a brief update and stated the course is closed August 11th and 12th for verticutting. Mr. Pascale explained how he pulls the monthly numbers and tracks rounds. He is currently working with GolfNow to ensure the process is as accurate as possible. The board feels the revenues look good for Winter Park 9.

b. WP 18 Revenue

Mr. Pascale pointed out that the 2024 numbers include August and September, whereas the 2025 numbers are only through July. The board feels the fee increases implemented last year did help and it shows in the numbers. The weather was also more cooperative this year. The number of rounds decreased by about 13,000 rounds which has helped with the wear and tear on the course.

Mr. Cash requested an update on the new kitchen addition. Mr. Seeley, Parks & Recreation Director, stated the building has been delivered and installed. Staff is currently in the permitting process with a goal of completion by October 2025.

c. Staffing

Mr. Pascale informed the board that Doug Andrade had stepped up to run both courses in the interim following Mike Dague's departure. A superintendent has been hired for

Winter Park 18, and Doug will be the superintendent for Winter Park 9. They will work together to keep both courses running smoothly. The board commented that Doug had done a great job getting the course turned around.

Mr. Pascale spoke about how much staff time is spent on irrigation repair and weed control. The staff are looking to stabilize those efforts over the next two months, with Doug focusing on training the newly hired superintendent on those processes. Mr. Seeley stated it would be quite an investment to bring Winter Park 18 to the level of Winter Park 9, but staff have continuously improved the course and will continue to do so.

7. Board Comments

Ms. Freeman inquired about the driving range and Mr. Seeley stated having \$1.5M in CIP is a lot to ask for. It is a substantial investment that the city does not have funding for at this time.

Mrs. Daus reminded the board that the next meeting is scheduled for October 13, 2025.

8. Upcoming Agenda Items

9. Adjournment

Meeting adjourned at 9:14 a.m.

ATTEST:

Approved by the board
/s/ Kesha Thompson, Recreation
Coordinator



Winter Pines Golf Course Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

October 13, 2025

prepared by

Kesha Thompson, Recreation Superintendent

approved by

Jason Seeley, Director of Parks and Recreation

subject

WP 9 Financial Update

motion | recommendation**background**

Financial Update

alternatives | other considerations**fiscal impact****attachments**

1. WP 9 Revenue Comparison 2022-2025

Winter Park Golf Course (WP9)

FISCAL YEAR 2025

DATE	TOTAL \$ (Pre-Sales Tax)	TOTAL Rounds per Month	STATS			Revenues							
			# 9 HOLE	Member Rounds	Night Golf	Greens Fees	Carts	Membership	Merchandise	Food & Beverage	Club RENTAL	Golf Events	Country Club
October	\$89,104.87	3750	2,893	857	0	\$41,149.90	\$4,567.92	\$25,467.26	\$7,204.10	\$5,041.27	\$347.51	\$0.00	\$5,326.91
November	\$110,288.65	4785	3,576	1,131	78	\$52,753.26	\$5,790.48	\$27,224.27	\$11,577.73	\$5,782.27	\$683.81	\$1,794.40	\$4,682.43
December	\$119,608.84	4408	3,292	1,051	65	\$47,546.65	\$4,836.80	\$30,158.84	\$19,029.08	\$4,990.00	\$437.19	\$2,781.31	\$9,828.97
January	\$135,112.69	4692	3,708	917	67	\$49,966.04	\$4,921.72	\$42,747.60	\$10,032.90	\$5,704.66	\$762.28	\$11,730.85	\$9,246.64
February	\$135,667.02	4510	3,442	1,046	22	\$54,093.45	\$5,838.44	\$40,355.09	\$9,921.54	\$5,316.86	\$459.61	\$6,476.81	\$13,205.22
March	\$149,823.21	5548	4,323	1,225	0	\$61,491.21	\$7,394.46	\$32,009.32	\$25,203.48	\$7,372.46	\$964.06	\$8,199.07	\$7,189.15
April	\$143,052.67	5329	4,178	1,151	0	\$56,907.90	\$6,627.67	\$34,813.03	\$14,525.87	\$7,165.73	\$919.22	\$12,288.81	\$9,804.44
May	\$99,302.00	4236	3,415	821	0	\$46,879.80	\$5,314.11	\$20,981.30	\$9,589.16	\$6,983.44	\$325.09	\$3,775.72	\$5,453.38
June	\$111,130.00	4233	3,225	1,008	0	\$48,452.97	\$5,590.47	\$26,869.12	\$9,032.54	\$7,084.26	\$257.83	\$4,822.47	\$9,020.34
July	\$123,639.19	4547	3,648	899	0	\$57,169.41	\$6,765.79	\$31,337.16	\$8,866.25	\$6,667.74	\$638.97	\$3,771.09	\$8,422.78
August	\$118,670.86	4471	3,413	1,058	0	\$55,640.21	\$6,055.92	\$24,719.59	\$9,189.22	\$6,261.75	\$526.87	\$5,070.13	\$11,207.17
September	\$89,891.67	3863	2975	888	0	\$46,716.05	\$5,126.42	\$16,635.50	\$7,320.23	\$5,721.49	\$392.35	\$1,467.38	\$6,512.25
TOTALS	\$1,425,291.67	54372	42,088	12,052	232	\$618,766.85	\$68,830.20	\$353,318.08	\$141,492.10	\$74,091.93	\$6,714.79	\$62,178.04	\$99,899.68
			54,372		REVENUE								
			ROUNDS		\$1,425,291.67								

Winter Park Golf Course (WP9)

FISCAL YEAR 2024

DATE	TOTAL \$ (Pre-Sales Tax)	TOTAL Rounds per Month	STATS			Revenues							
			# 9 HOLE	Member Rounds	Night Golf	Greens Fees	Carts	Membership	Merchandise	Food & Beverage	Club RENTAL	Golf Events	Country Club
October	\$82,075.35	4124	3,243	881	0	\$39,537.29	\$5,895.70	\$13,364.54	\$9,380.83	\$5,811.49	\$638.97	\$0.00	\$7,446.53
November	\$87,078.68	3567	2,679	738	150	\$44,164.43	\$4,553.66	\$15,700.98	\$11,762.69	\$4,930.06	\$582.92	\$1,407.48	\$3,976.46
December	\$104,424.48	3290	2,334	812	144	\$40,399.88	\$3,961.16	\$31,093.56	\$16,643.98	\$4,412.72	\$246.62	\$2,411.21	\$5,255.35
January	\$116,626.08	4113	2,942	1,089	82	\$45,482.85	\$4,345.09	\$39,289.85	\$12,249.11	\$4,746.21	\$437.19	\$7,337.39	\$2,738.39
February	\$112,505.55	4501	3,274	1,133	94	\$50,298.47	\$4,690.22	\$28,598.22	\$12,239.39	\$5,313.30	\$526.87	\$7,321.87	\$3,517.21
March	\$138,633.21	5345	3,979	1,308	58	\$59,781.27	\$6,646.40	\$31,028.14	\$21,750.85	\$6,965.96	\$751.07	\$4,829.91	\$6,879.61
April	\$133,490.87	5393	4,079	1,314	0	\$57,910.97	\$6,029.06	\$27,663.66	\$18,697.12	\$7,692.28	\$482.03	\$7,469.16	\$7,546.59
May	\$119,946.18	4808	3,686	1,122	0	\$51,797.05	\$5,824.29	\$28,972.06	\$12,452.73	\$8,201.46	\$369.93	\$8,362.63	\$3,966.03
June	\$101,584.02	4425	3,363	1,062	0	\$46,134.16	\$5,815.62	\$31,028.16	\$8,638.50	\$6,623.80	\$347.51	\$2,996.27	\$0.00
July	\$91,426.81	4389	3,422	967	0	\$45,284.12	\$6,069.77	\$17,196.32	\$7,890.10	\$6,292.87	\$482.03	\$3,827.10	\$4,384.50
August	\$96,096.92	4326	3,225	1,101	0	\$44,185.70	\$5,189.83	\$22,429.98	\$9,848.46	\$5,464.18	\$459.61	\$2,828.04	\$5,691.12
September	\$83,738.94	3694	2892	802	0	\$40,554.63	\$4,370.66	\$20,934.64	\$7,424.64	\$5,077.68	\$414.77	\$2,280.37	\$2,681.55
TOTALS	\$1,267,627.09	51975	39,118	12,329	528	\$565,530.82	\$63,391.46	\$307,300.11	\$148,978.40	\$71,532.01	\$5,739.52	\$51,071.43	\$54,083.34

51,975	REVENUE
ROUNDS	\$1,267,627.09

A



Winter Pines Golf Course Advisory Board

agenda item 6.b

item type

Staff Updates

meeting date

October 13, 2025

prepared by

Kesha Thompson, Recreation Superintendent

approved by

Jason Seeley, Director of Parks and Recreation

subject

WP18 Financial Update

motion | recommendation**background**

Year end financial review

alternatives | other considerations**fiscal impact****attachments**

1. WP 18 Revenue Comparison 2023-2025

FISCAL YEAR 2024

		STATS				Revenues						
DATE	TOTAL \$ (Pre-Sales Tax)	TOTAL Rounds per Month	# 18 HOLE	Member Rounds	Driving Range	Greens Fees	Carts	Membership	Merchandise	Club RENTAL	Golf Events	Bonfire
October	\$233,088.16	2877	2,017	860	\$36,824.25	\$52,861.18	\$28,469.08	\$102,362.62	\$7,108.37	\$462.66	\$0.00	\$5,000
November	\$127,846.81	2644	1,829	815	\$22,054.75	\$53,982.07	\$25,793.46	\$13,156.83	\$5,999.93	\$1,859.77	\$0.00	\$5,000
December	\$137,599.19	2630	1,762	868	\$23,836.06	\$55,193.00	\$27,355.83	\$18,701.99	\$6,974.07	\$538.24	\$0.00	\$5,000
January	\$145,561.40	2894	1,975	919	\$25,435.71	\$58,286.50	\$32,133.27	\$18,951.20	\$5,065.10	\$689.62	\$0.00	\$5,000
February	\$141,172.46	2961	2,026	935	25,241.75	\$61,347.06	\$31,396.30	\$10,181.73	\$7,164.62	\$841.00	\$0.00	\$5,000
March	\$167,261.25	3476	2,479	997	33,489.98	\$73,263.62	\$41,308.29	\$3,333.33	\$9,890.47	\$975.56	\$0.00	\$5,000
April	\$151,877.58	3232	2,266	966	32,329.72	\$61,370.43	\$37,996.17	\$5,986.50	\$8,555.60	\$639.16	\$0.00	\$5,000
May	\$133,804.95	2870	2,199	671	27,475.47	\$47,131.25	\$36,527.23	\$8,899.28	\$8,199.84	\$571.88	\$0.00	\$5,000
June	\$132,149.88	2707	1,999	708	27,524.55	\$45,909.07	\$33,324.63	\$11,884.81	\$7,733.10	\$773.72	\$0.00	\$5,000
July	\$121,671.28	2628	1,712	916	21,681.55	\$45,086.34	\$35,995.13	\$5,192.11	\$8,246.87	\$469.28	\$0.00	\$5,000
August	\$119,903.47	2431	1,590	841	20,815.61	\$38,113.22	\$36,289.43	\$11,863.98	\$7,282.99	\$538.24	\$0.00	\$5,000
September	\$92,527.60	1581	999	582	18,999.57	\$23,336.03	\$21,896.87	\$5,826.18	\$17,199.83	\$269.12	\$0.00	5000
TOTALS	\$1,704,464.03	32931	22,853	10,078	315,708.97	\$615,879.77	\$388,485.69	\$216,340.56	\$99,420.79	\$8,628.25	\$0.00	\$ 60,000.00
				32,931		REVENUE						
				ROUNDS		\$1,704,464.03						

Winter Park Pines Golf Club (WP18)

FISCAL YEAR 2023

DATE	TOTAL \$ (Pre-Sales Tax)	TOTAL Rounds per Month	STATS			Revenues						
			# 18 HOLE	Member Rounds	Driving Range	Greens Fees	Carts	Membership	Merchandise	Club RENTAL	Golf Events	F&B
October	\$216,943.27	3600	2,900	700	\$19,009.19	\$53,478.19	\$28,469.08	\$104,837.10	\$6,149.71	\$0.00	\$0.00	\$5,000.00
November	\$130,480.28	2978	2,303	675	\$17,395.40	\$53,953.35	\$23,807.39	\$19,618.81	\$10,256.69	\$448.64	\$0.00	\$5,000.00
December	\$132,424.82	3583	2,856	727	19,881.58	\$68,162.49	\$31,347.12	\$14,733.68	\$12,466.51	\$715.02	\$0.00	\$5,000.00
January	\$173,423.27	3870	3,088	782	34,358.08	\$77,670.98	\$30,747.26	\$14,649.57	\$9,623.42	\$1,373.96	\$0.00	\$5,000.00
February	\$154,785.83	3723	3,060	663	29,741.84	\$78,291.55	\$30,485.50	\$2,056.08	\$8,299.56	\$911.30	\$0.00	\$5,000.00
March	\$179,816.28	4327	3,700	627	31,720.46	\$90,915.36	\$37,606.40	\$3,084.12	\$10,242.16	\$1,247.78	\$0.00	\$5,000.00
April	\$159,823.14	4464	3,689	775	27,829.22	\$71,194.73	\$36,283.41	\$9,766.38	\$8,922.22	\$827.18	\$0.00	\$5,000.00
May	\$153,421.32	4171	3,253	918	29,765.44	\$68,605.77	\$35,255.18	\$3,831.80	\$10,234.09	\$729.04	\$0.00	\$5,000.00
June	\$133,521.01	3439	2,662	777	29,491.55	\$58,010.46	\$30,373.17	\$747.68	\$9,393.43	\$504.72	\$0.00	\$5,000.00
July	\$126,476.10	3332	2,399	933	23,896.74	\$51,976.20	\$31,767.21	\$4,626.18	\$8,761.13	\$448.64	\$0.00	\$5,000.00
August	\$121,849.87	3347	2,455	892	23,735.59	\$49,305.24	\$30,609.41	\$5,140.20	\$7,429.93	\$629.50	\$0.00	\$5,000.00
September	\$110,727.50	2738	1966	772	23,809.46	\$42,174.71	\$25,514.05	\$6,766.37	\$6,989.03	\$473.88	\$0.00	\$5,000.00
TOTALS	\$1,793,692.69	43572	34,331	9,241	290,752.97	\$763,739.03	\$372,265.18	\$189,857.97	\$108,767.88	\$8,309.66	\$0.00	\$60,000.00

43,572 ROUNDS	REVENUE \$1,793,692.69
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Activ



Winter Pines Golf Course Advisory Board

agenda item 6.c

item type

Staff Updates

meeting date

October 13, 2025

prepared by

Jason Seeley, Director of Parks and Recreation

approved by

Jason Seeley, Director of Parks and Recreation

subject

WP18 Maintenance Update

motion | recommendation**background**

WP18

- Introduce Jonathan Weaver (New WP18 Superintendent)
- Maintenance Projects
 - Irrigation
 - Bunker maintenance
 - Cart Path #5
 - Greens #12 , #16 and #17 - sod installation
 - Winter spraying/weed treatment
- Kitchen addition
 - Equipment ordered, permitting for electricity and plumbing, health inspector approval
- New Golf Cart Fleet (November)

WP9

Maintenance Projects

- Weed spraying/Spot Spraying
- Bunker Renovation project Planning/Implementation

alternatives | other considerations

fiscal impact

attachments

None