



Winter Pines Golf Course Advisory Board Regular Meeting

Agenda

December 8, 2025 @ 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Consent Agenda**
 - a. Minutes of October 13, 2025
10.13.25 Minutes
- 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. Revenue Comparisons
- 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

December 8, 2025

prepared by

approved by

subject

Minutes of October 13, 2025

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None



Winter Pines Golf
Course Advisory
Board

agenda item 2.a

item type

Consent Agenda

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10.13.25 Minutes

motion | recommendation

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attachments

1. GAB Minutes



Winter Pines Golf Course Advisory Board Regular Meeting Minutes

October 13, 2025 at 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Staff Present

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

1. Call to Order

Meeting called to order by Chairman Cash at 8:05 AM.

2. Consent Agenda

- a. Minutes of 08/11/2025

Motion to approve the minutes from August 11, 2025, made by David Webster and seconded by Nancy Freeman.

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

Country club rental revenue has doubled, and both golf courses are currently operating in the black. Financial performance year-to-date shows the 9-hole course up by \$100,000 and the 18-hole course up by \$200,000 as of July.

The 9-hole course required several projects to address issues from last winter. Spot

spraying is underway, which explains the brown areas visible on the course. There has been some minor push back on the recent revenue increase, but it has been limited. Construction of the new maintenance building is progressing and is expected to be completed in mid- to late January.

Funding has been approved to redo the bunkers using capillary concrete, with work scheduled to begin right after the City Amateur, following the first weekend in May.

Matt asked about relocating the rain shelters so they are not all positioned at the far end of the course. A new rain shelter is planned for Hole 7, on the opposite side of the maintenance shed.

b. WP18 Financial Update

A revenue update was provided. New carts are expected to arrive in early November, along with five additional carts designated for the 9-hole course. The team will begin tracking the days when carts are restricted from going out. Small areas on Holes 17 and 18 were re-sodded this past weekend.

c. WP18 Maintenance Update

Jonathan Weaver was introduced as the new superintendent, and the course is now fully staffed.

Regarding the kitchen update, work continues through permitting and contractor coordination. A food truck option is being considered due to challenges with the health department over requirements for a standalone structure. The permitting process for the structure is becoming costly and time-consuming, so a decision will need to be made on whether to shift to the food truck alternative.

A short- and long-term solution is being explored for the chlorine intake issues from the water tank. A company was consulted that offers a treatment tank system, including a holding tank at the main entry point to treat water before it moves through the pipes. This would improve both water quality and drainage. The team will also review the approach used by Grand Cypress (Everwood), and Interlachen appears to be considering a similar system. An update will be provided at the next meeting. The proposed setup consists of two tanks, which can be screened with hedges for an aesthetically pleasing appearance.

7. Board Comments

For the driving range on the 18, the funding for the structure will not be available this year, but funding has been secured for the following two years. The plan includes installing tracking software, but the bays project will not begin until the end of next year. Staff remains in contract discussions with the companies involved.

8. Upcoming Agenda Items

9. Adjournment

The meeting was adjourned at 8:45 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

December 8, 2025

prepared by**approved by****subject**

Revenue Comparisons

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

1. WP9 Revenue November Comps 2022-2026
2. WP18 Revenue November Comps 2023-2026

Winter Park Golf Course (WP9)

FISCAL YEAR 2026

| 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 | \$110,325.13 | 2987 | 2,075 | 912 | 0 | \$54,445.48 | \$6,568.57 | \$25,214.92 | \$8,848.79 | \$5,388.44 | \$539.15 | \$1,925.26 | \$7,394.52 |
| November | \$117,502.72 | 3386 | 2,246 | 1,067 | 73 | \$58,940.94 | \$6,134.74 | \$22,943.90 | \$11,502.84 | \$5,980.07 | \$473.40 | \$3,102.80 | \$8,424.03 |
| TOTALS | \$227,827.85 | 6373 | 4,321 | 1,979 | 73 | \$113,386.42 | \$12,703.31 | \$48,158.82 | \$20,351.63 | \$11,368.51 | \$1,012.55 | \$5,028.06 | \$15,818.55 |

| | |
|--------|--------------|
| 6,373 | REVENUE |
| ROUNDS | \$227,827.85 |

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 |
| TOTALS | \$199,393.52 | 8535 | 6,469 | 1,988 | 78 | \$93,903.16 | \$10,358.40 | \$52,691.53 | \$18,781.83 | \$10,823.54 | \$1,031.32 | \$1,794.40 | \$10,009.34 |

| | |
|--------|--------------|
| 8,535 | REVENUE |
| ROUNDS | \$199,393.52 |

FISCAL YEAR 2024

| | | | STATS | | | Revenues | | | | | | | |
|---------------|--------------------------|------------------------|-----------------|---------------|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|--------------------|
| DATE | TOTAL \$ (Pre-Sales Tax) | TOTAL Rounds per Month | # 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 |
| TOTALS | \$169,154.03 | 7691 | 5,922 | 1,619 | 150 | \$83,701.72 | \$10,449.36 | \$29,065.52 | \$21,143.52 | \$10,741.55 | \$1,221.89 | \$1,407.48 | \$11,422.99 |
| | | | 7,691 ROUNDS | | REVENUE \$169,154.03 | | | | | | | | |

FISCAL YEAR 2023

| | | | STATS | | | Revenues | | | | | | | |
|---------------|--------------------------|------------------------|-----------------|---------------|-------------------------|--------------------|-------------------|--------------------|--------------------|--------------------|-----------------|-------------------|--------------------|
| DATE | TOTAL \$ (Pre-Sales Tax) | TOTAL Rounds per Month | # 9 HOLE | Member Rounds | | Greens Fees | Carts | Membership | Merchandise | Food & Beverage | Club RENTAL | Golf Events | Country Club |
| October | \$98,534.98 | 3386 | 2,612 | 774 | | \$47,044.98 | \$4,631.24 | \$16,600.00 | \$10,256.36 | \$6,329.02 | \$356.82 | \$2,976.56 | \$10,340.00 |
| November | \$85,007.47 | 3424 | 2,506 | 918 | | \$43,030.83 | \$4,296.38 | \$15,507.97 | \$8,858.43 | \$5,052.64 | \$201.34 | \$2,323.82 | \$5,736.06 |
| TOTALS | \$183,542.45 | 6810 | 5,118 | 1,692 | | \$90,075.81 | \$8,927.62 | \$32,107.97 | \$19,114.79 | \$11,381.66 | \$558.16 | \$5,300.38 | \$16,076.06 |
| | | | 6,810 ROUNDS | | REVENUE \$183,542.45 | | | | | | | | |

FISCAL YEAR 2022

| | | | STATS | | | Revenues | | | | | | | |
|---------------|--------------------------|------------------------|-----------------|---------------|-------------------------|--------------------|--------------------|---------------------|--------------------|--------------------|-----------------|-------------------|--------------------|
| DATE | TOTAL \$ (Pre-Sales Tax) | TOTAL Rounds per Month | # 9 HOLE | Member Rounds | | Greens Fees | Carts | Membership | Merchandise | Food & Beverage | Club RENTAL | Golf Events | Country Club |
| October | \$176,630.38 | 2856 | 1,933 | 711 | | \$47,446.66 | \$6,153.26 | \$96,300.00 | \$10,561.05 | \$5,755.15 | \$507.06 | \$2,103.29 | \$7,803.91 |
| November | \$82,559.89 | 2822 | 1,734 | 829 | | \$44,449.49 | \$5,034.81 | \$5,000.00 | \$12,201.24 | \$5,107.49 | \$422.55 | \$3,277.94 | \$7,066.37 |
| TOTALS | \$259,190.27 | 5678 | 3,667 | 1,540 | | \$91,896.15 | \$11,188.07 | \$101,300.00 | \$22,762.29 | \$10,862.64 | \$929.61 | \$5,381.23 | \$14,870.28 |
| | | | 5,678 ROUNDS | | REVENUE \$259,190.27 | | | | | | | | |

Winter Park Pines Golf Club (WP18)

FISCAL YEAR 2026 WP 18

| DATE | TOTAL \$ (Pre-Sales Tax) | TOTAL Rounds per Month | STATS | | | | Revenues | | | | |
|---------------|--------------------------|------------------------|--------------|---------------|----------------------|---------------------|--------------------|---------------------|--------------------|-------------------|---------------------|
| | | | # 18 HOLE | Member Rounds | Driving Range | Greens Fees | Carts | Membership | Merchandise | Club RENTAL | Bonfire |
| October | \$215,985.75 | 2550 | 1,929 | 621 | \$45,803.00 | \$55,620.59 | \$30,439.29 | \$69,926.96 | \$8,455.83 | \$740.08 | \$5,000 |
| November | \$177,256.56 | 2971 | 2,272 | 699 | \$25,589.38 | \$66,657.74 | \$37,801.91 | \$32,632.04 | \$8,751.31 | \$824.18 | \$5,000 |
| TOTALS | \$393,242.31 | 5521 | 4,201 | 1,320 | 71,392.38 | \$122,278.33 | \$68,241.20 | \$102,559.00 | \$17,207.14 | \$1,564.26 | \$ 10,000.00 |
| | | | 5,521 ROUNDS | | REVENUE \$393,242.31 | | | | | | |

FISCAL YEAR 2025 WP 18

| DATE | TOTAL \$ (Pre-Sales Tax) | TOTAL Rounds per Month | STATS | | | | Revenues | | | | |
|---------------|--------------------------|------------------------|--------------|---------------|----------------------|--------------------|--------------------|---------------------|--------------------|-------------------|---------------------|
| | | | # 18 HOLE | Member Rounds | Driving Range | Greens Fees | Carts | Membership | Merchandise | Club RENTAL | Bonfire |
| October | \$184,091.55 | 1813 | 1,222 | 591 | \$30,710.41 | \$33,331.64 | \$23,710.03 | \$85,098.35 | \$5,770.16 | \$470.96 | \$5,000 |
| November | \$148,948.95 | 2676 | 1,909 | 767 | \$24,517.74 | \$54,204.88 | \$35,806.44 | \$21,305.83 | \$7,390.80 | \$723.26 | \$5,000 |
| TOTALS | \$333,040.50 | 4489 | 3,131 | 1,358 | 55,228.15 | \$87,536.52 | \$59,516.47 | \$106,404.18 | \$13,160.96 | \$1,194.22 | \$ 10,000.00 |
| | | | 4,489 ROUNDS | | REVENUE \$333,040.50 | | | | | | |

FISCAL YEAR 2024

| 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 | 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 |
| TOTALS | \$360,934.97 | 5521 | 3,846 | 1,675 | 58,879.00 | \$106,843.25 | \$54,262.54 | \$115,519.45 | \$13,108.30 | \$2,322.43 | \$0.00 | \$ 10,000.00 |
| | | | 5,521 ROUNDS | | REVENUE \$360,934.97 | | | | | | | |

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 |
| TOTALS | \$479,848.37 | 10161 | 8,059 | 2,102 | 36,404.59 | \$175,594.03 | \$83,623.59 | \$139,189.59 | \$28,872.91 | \$1,163.66 | \$0.00 | \$15,000.00 |

| | |
|------------------|-------------------------|
| 10,161 ROUNDS | REVENUE \$479,848.37 |
|------------------|-------------------------|