



# Golf Course Advisory Board Regular Meeting

## Agenda

**March 9, 2026 @ 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/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"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).

### board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

- 1. Call to Order**
- 2. Consent Agenda**
  - a. Minutes of December 8, 2025  
Minutes of December 8, 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. Revenue Comparisons
  - b. Course Condition Updates
  - c. Mobile Kitchen Progress Update
  - d. Water Filtration System Update
  - e. New Social Media Marketing
- 7. Board Comments**
- 8. Upcoming Agenda Items**
- 9. Adjournment**



# Winter Pines Golf Course Advisory Board Regular Meeting Minutes

**December 8, 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**

### **2. Consent Agenda**

- a. Minutes of October 13, 2025

10.13.25 Minutes

Motion made by Patti Dowling, and seconded by Robert Maisenholder to approve the October 13, 2025, minutes. Motion passed.

### **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

WP18:

Staf provided a financial update of the Winter Park Pines. Member rounds are slightly down; however, the course is retaining and obtaining new members. The water filtration system is projected to be completed by January 15 and should assist with

improving the current condition of the greens. The irrigation system on Hole 1 was down for four days but has been restored, and the weak spots are currently being treated. Several holes have been sodded with TifEagle, including Holes 5, 6, 12, and 17.

Regarding the range update, new mats have been installed and have been well received. Board members suggested a "wait and see" approach regarding the upkeep and maintenance requirements of the bay installation at Dubsdread before moving forward with similar improvements at WP18. Staff will provide a kitchen update at the next meeting.

WP9:

Staff provided a financial update of the Winter Park 9. There has been no push back on the fee increase at WP9. Staff has done an excellent job keeping weeds under control and will continue spot spraying as necessary. The PGA Show returns in January, and the course is expected to see an increase in visitors. Staff will distribute the USGA Agronomist Report prior to the next meeting. The new maintenance facility located on Hole 7 includes restrooms and a rain shelter, and the previous site is planned to become an indoor columbarium and memorial garden, projected for 2027–2028. Toy drives at both courses are scheduled for December 13.

## **7. Board Comments**

## **8. Upcoming Agenda Items**

## **9. Adjournment**

The meeting adjourned at 8:45am.

ATTEST:

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



# Golf Course Advisory Board

# agenda item 6.a

**item type**

Staff Updates

**meeting date**

March 9, 2026

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

Revenue Comparisons

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

1. WP 9 Revenue Comparison Feb 2026
2. WP 18 Revenue Comparison Feb 2026

# Winter Park Golf Course (WP9)

## FISCAL YEAR 2026

		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	\$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
December	\$153,258.54	3291	2,196	980	115	\$58,348.01	\$5,915.20	\$47,996.71	\$17,963.99	\$5,920.40	\$420.80	\$7,274.76	\$9,418.67
January	\$149,299.02	3370	2,192	1,134	44	\$55,849.59	\$5,451.53	\$53,299.00	\$11,273.38	\$5,891.03	\$420.80	\$9,948.59	\$7,165.10
February	\$128,661.70	3144	2,143	941	60	\$54,115.96	\$5,654.19	\$32,690.15	\$15,396.21	\$4,726.45	\$644.35	\$8,009.16	\$7,425.23
<b>TOTALS</b>	<b>\$659,047.11</b>	<b>16178</b>	<b>10,852</b>	<b>5,034</b>	<b>292</b>	<b>\$281,699.98</b>	<b>\$29,724.23</b>	<b>\$182,144.68</b>	<b>\$64,985.21</b>	<b>\$27,906.39</b>	<b>\$2,498.50</b>	<b>\$30,260.57</b>	<b>\$39,827.55</b>
			16,178	REVENUE									
			ROUNDS	\$659,047.11									

## FISCAL YEAR 2025

		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	\$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
<b>TOTALS</b>	<b>\$589,782.07</b>	<b>22145</b>	<b>16,911</b>	<b>5,002</b>	<b>232</b>	<b>\$245,509.30</b>	<b>\$25,955.36</b>	<b>\$165,953.06</b>	<b>\$57,765.35</b>	<b>\$26,835.06</b>	<b>\$2,690.40</b>	<b>\$22,783.37</b>	<b>\$42,290.17</b>
			22,145	REVENUE									
			ROUNDS	\$589,782.07									

**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
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
<b>TOTALS</b>	<b>\$502,710.14</b>	<b>19595</b>	<b>14,472</b>	<b>4,653</b>	<b>470</b>	<b>\$219,882.92</b>	<b>\$23,445.83</b>	<b>\$128,047.15</b>	<b>\$62,276.00</b>	<b>\$25,213.78</b>	<b>\$2,432.57</b>	<b>\$18,477.95</b>	<b>\$22,933.94</b>
		19,595 ROUNDS		REVENUE \$502,710.14									

**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	
December	\$102,334.22	3669	2,990	679	\$46,707.28	\$4,534.75	\$22,102.86	\$15,963.40	\$5,029.93	\$308.55	\$2,429.91	\$5,257.54	
January	\$118,630.46	4493	3,716	777	\$55,161.53	\$5,452.92	\$27,962.69	\$12,815.68	\$5,822.33	\$398.31	\$4,953.27	\$6,063.73	
February	\$117,733.27	3923	3,286	637	\$51,102.18	\$5,003.83	\$30,654.28	\$16,933.91	\$6,753.12	\$523.60	\$3,000.00	\$3,762.35	
<b>TOTALS</b>	<b>\$522,240.40</b>	<b>18895</b>	<b>15,110</b>	<b>3,785</b>	<b>\$243,046.80</b>	<b>\$23,919.12</b>	<b>\$112,827.80</b>	<b>\$64,827.78</b>	<b>\$28,987.04</b>	<b>\$1,788.62</b>	<b>\$15,683.56</b>	<b>\$31,159.68</b>	
		18,895 ROUNDS		REVENUE \$522,240.40									

**FISCAL YEAR 2022**

		STATS			Revenues							
<u>DATE</u>	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
<b>October</b>	\$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
<b>November</b>	\$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
<b>December</b>	\$103,651.02	3490	2,462	784	\$46,921.75	\$5,277.22	\$18,800.00	\$17,960.37	\$5,393.25	\$422.55	\$2,150.23	\$6,725.65
<b>January</b>	\$86,197.49	3466	2,405	835	\$45,365.38	\$5,110.31	\$10,000.00	\$12,628.15	\$5,029.00	\$356.82	\$2,378.40	\$5,329.43
<b>February</b>	\$95,911.91	3661	2,559	875	\$48,782.43	\$5,675.62	\$18,000.00	\$9,491.98	\$5,373.79	\$319.26	\$5,521.13	\$2,747.70
<b>TOTALS</b>	\$544,950.69	16295	11,093	4,034	\$232,965.71	\$27,251.22	\$148,100.00	\$62,842.79	\$26,658.68	\$2,028.24	\$15,430.99	\$29,673.06
			16,295 ROUNDS		REVENUE \$544,950.69							

# 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
December	\$181,925.64	3068	2,383	685	\$28,288.12	\$74,811.65	\$31,553.71	\$31,112.18	\$10,066.68	\$1,093.30	\$5,000
January	\$186,336.21	3508	2,569	939	\$32,430.90	\$78,490.77	\$31,257.15	\$31,292.45	\$7,225.78	\$639.16	\$5,000
February	\$168,676.74	3119	2,299	820	28,532.96	\$81,862.37	\$29,486.13	\$14,413.30	\$8,187.76	\$1,194.22	\$5,000
<b>TOTALS</b>	<b>\$930,180.90</b>	<b>15216</b>	<b>11,452</b>	<b>3,764</b>	<b>160,644.36</b>	<b>\$357,443.12</b>	<b>\$160,538.19</b>	<b>\$179,376.93</b>	<b>\$42,687.36</b>	<b>\$4,490.94</b>	<b>\$ 25,000.00</b>
			15,216 ROUNDS		REVENUE \$930,180.90						

## 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
December	\$143,956.11	2551	1,826	725	\$25,756.66	\$53,450.22	\$27,927.15	\$21,587.94	\$9,241.76	\$992.38	\$5,000
January	\$150,888.34	2570	1,854	716	\$25,328.54	\$50,751.80	\$28,412.31	\$33,696.82	\$6,807.41	\$891.46	\$5,000
February	\$161,363.20	3084	2,337	747	28,808.38	\$68,617.54	\$35,579.41	\$13,852.54	\$8,412.03	\$1,093.30	\$5,000
<b>TOTALS</b>	<b>\$789,248.15</b>	<b>12694</b>	<b>9,148</b>	<b>3,546</b>	<b>135,121.73</b>	<b>\$260,356.08</b>	<b>\$151,435.34</b>	<b>\$175,541.48</b>	<b>\$37,622.16</b>	<b>\$4,171.36</b>	<b>\$ 25,000.00</b>
			12,694 ROUNDS		REVENUE \$789,248.15						

**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
<b>TOTALS</b>	<b>\$785,268.02</b>	<b>14006</b>	<b>9,609</b>	<b>4,397</b>	<b>133,392.52</b>	<b>\$281,669.81</b>	<b>\$145,147.94</b>	<b>\$163,354.37</b>	<b>\$32,312.09</b>	<b>\$4,391.29</b>	<b>\$0.00</b>	<b>\$ 25,000.00</b>
		14,006 ROUNDS		REVENUE \$785,268.02								

**FISCAL YEAR 2023**

		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	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
<b>TOTALS</b>	<b>\$808,057.47</b>	<b>17754</b>	<b>14,207</b>	<b>3,547</b>	<b>100,504.51</b>	<b>\$331,556.56</b>	<b>\$144,856.35</b>	<b>\$155,895.24</b>	<b>\$46,795.89</b>	<b>\$3,448.92</b>	<b>\$0.00</b>	<b>\$25,000.00</b>
		17,754 ROUNDS		REVENUE \$808,057.47								



# Golf Course Advisory Board

# agenda item 6.b

**item type**

Staff Updates

**meeting date**

March 9, 2026

**prepared by**

Kesha Thompson, Recreation Coordinator

**approved by**

**subject**

Course Condition Updates

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

None



# Golf Course Advisory Board

# agenda item 6.c

**item type**

Staff Updates

**meeting date**

March 9, 2026

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

Mobile Kitchen Progress Update

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

None



# Golf Course Advisory Board

# agenda item 6.d

**item type**

Staff Updates

**meeting date**

March 9, 2026

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

Water Filtration System Update

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

None



# Golf Course Advisory Board

# agenda item 6.e

**item type**

Staff Updates

**meeting date**

March 9, 2026

**prepared by**

**approved by**

**subject**

New Social Media Marketing

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

None