



Golf Course Advisory Board Regular Meeting

Agenda

May 11, 2026 @ 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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decorum

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- 1. Call to Order**
- 2. Consent Agenda**
 - a. Minutes Approval 03.09.2026
- 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 4. Action Items**
- 5. Non-Action Items**
 - a. USGA Course Conditions Report
 - b. WP18 Driving Range
- 6. Staff Updates**
 - a. WP9 & WP18 Revenue Reports
 - b. WP9 Renovation & Repair
- 7. Board Comments**
- 8. Upcoming Agenda Items**
- 9. Adjournment**



Golf Course Advisory Board

agenda item 2.a

item type

Consent Agenda

meeting date

May 11, 2026

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

Minutes Approval 03.09.2026

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

1. GAB Minutes 03.09.26



Golf Course Advisory Board Regular Meeting Minutes

March 9, 2026 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,

Absent

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 December 8, 2025

Motion made to approve December 8, 2026, by Nancy Freeman, seconded by Patti Downing. 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

Gregg provided an update on both courses, noting that overall performance remains strong. Member rounds have remained consistent, while non-member play has increased. A 40% increase in the non-resident rate has contributed significantly to higher revenue. USGA course raters are expected to return to provide feedback on playability and course conditions for both the 9-hole and 18-hole layouts. Overall, rounds and revenue have increased due to higher customer volume, with the rise in

green fees also contributing to the revenue growth.

b. Course Condition Updates

WP 18

Staff is applying sand and conducting aeration to help absorb excess moisture. Efforts are focused on maintaining the health of the existing turf while also managing pace of play. Weeds remain an issue; however, staff will begin targeted spot treatments using sprays and fertilizer. Additional products will be used to address nematodes and mole crickets, with continued focus on emerging weed areas. Work is ongoing at Hole 12 and the tee box on Hole 13 due to stormwater drain maintenance; a temporary green is in place until repairs are completed. Course conditions were significantly impacted by the recent freeze. Staff plans to address this with fertilizer applications. Irrigation repairs have been completed on Tee Box 1, and staff is encouraged to rotate tee markers regularly to preserve turf health.

WP 9

The bunker project is expected to take approximately 10 days to complete, with closure scheduled immediately following the Amateur event. During the closure, staff will also verticut, top dress, and complete tree work. By the end of April, operations are expected to transition fully into the new maintenance facility near Hole 4, with landscaping to follow. There is consideration for redesigning select tee boxes, including Hole 7. Concerns were raised about certain turf areas on the course; staff confirmed that a more aggressive mowing and maintenance approach will be implemented throughout the current growing season to address these issues.

c. Mobile Kitchen Progress Update

The mobile kitchen has been ordered, and staff will meet with city departments to determine plumbing and electrical requirements. The unit will be placed at the location of the current shed, with an estimated delivery date of April 1st. Staff will also evaluate whether an additional grease trap will be needed after installation.

d. Water Filtration System Update

The irrigation system has been shut off five times since installation of the water filtration system, but it is functioning well overall. The goal is for the system to help control chlorine levels and reduce buildup. The installation was successful, and staff will work to make the area more aesthetically pleasing with added foliage.

e. New Social Media Marketing

Winter Park Pines' Instagram and Facebook pages will become more active, with Cole Echelson managing social media for both courses. He will collaborate with the maintenance crew to expand the courses' online presence.

7. Board Comments

Patti raised concerns about Tee Box 16, noting dead vines and a dead pine tree and the lack of security barrier along hole 17. Staff is compiling a list of items that need to be addressed. Staff will work to provide a security barrier along Hole 17; however, vegetation would be difficult to maintain due to the lack of irrigation in that area. A four-foot fence was discussed as a potential alternative.

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 8:42am.

ATTEST:

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



Golf Course Advisory Board

agenda item 5.a

item type Non-Action Items	meeting date May 11, 2026
prepared by	approved by

subject

USGA Course Conditions Report

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. Winter Pines 18 and Winter Park 9 Golf Courses 04 13 26



USGA COURSE CONSULTING SERVICE

Site Visit Report

Winter Pines 18 and Winter Park 9 Golf Courses Winter Park, Florida

Visit Date: April 13, 2026

Present:

Gregg Pascale, Director of Golf Operations

Keith Rhebb, Golf Course Designer

Jon Weaver, Golf Course Superintendent, Winter Pines

Chris Neff, USGA Green Section

Chris Neff | Senior Agronomist | (843) 247-5488 | cneff@usga.org

USGA GreenSection

Executive Summary

Thank you for the opportunity to visit the City of Winter Park golf facilities and collaborate with the staff on advancing course conditions for the benefit of members and guests. This visit represents the first of two planned engagements in 2026 and marks an expanded scope following the 2025 focus on Winter Park 9 (WP9). The current schedule now includes dedicated time at Winter Pines 18 (WP18), where initial efforts focused on familiarizing with the golf course and aligning with Jon on priorities to enhance overall turf performance and the player experience.

Following an introductory tour and discussion at WP18, attention shifted to WP9, where a significant putting green injury had occurred due to a recent herbicide misapplication. The extent of damage across most putting surfaces will require full regrassing. In coordination with golf course architect Keith Rhebb, the greens will be stripped and reestablished to restore original contours and surface integrity using TifEagle bermudagrass. While this situation is unfortunate, it presents a valuable opportunity to return the putting greens to their intended design and performance standards, consistent with conditions at initial opening. This work will coincide with the planned bunker renovation project, creating a comprehensive improvement initiative over the spring and summer months. Concurrently, hiring a new golf course superintendent will be an important component in ensuring long-term success across the property. The following topics will be discussed in this report:

- **Winter Pines 18 (WP18).** WP18 is a well-regarded, classic municipal golf course with a strong following among local golfers. The primary focus moving into the growing season is improving putting green quality and consistency. Establishing dense, healthy turf across all greens will require sustained attention throughout the summer, with an emphasis on building uniformity from holes 1 through 18. Additionally, much of the course infrastructure is aging, with several components either original to construction or approaching the end of their functional lifespan. While these items warrant future evaluation and planning, the immediate priority should remain on stabilizing and strengthening putting green conditions as the foundation for overall course improvement.
- **Winter Park 9 (WP9).** At WP9, discussions with Gregg and Keith confirmed that the current condition of the putting greens necessitates complete reestablishment, as the existing turf is largely unsalvageable. The renovation approach will not only restore turfgrass health but also provide an opportunity to refine green contours and expand select areas to increase functional pin placements, aligning with the course's evolving use and playability expectations. The timing of this project, while driven by unforeseen circumstances, enables meaningful enhancements that will positively impact both agronomic performance and the golfer experience upon reopening.

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Winter Pines 18

Observations

1. Putting Greens

The putting greens exhibit widespread turf thinning and inconsistency across all surfaces. While variability exists from green to green, this has been a persistent issue dating back to the fall and continuing through the winter playing season.

- Multiple turf species are present, including bermudagrass and seashore paspalum, contributing to inconsistency in growth and recovery.
- Thinner areas are beginning to show signs of regeneration, with new turf emerging through the existing canopy.
- The staff have implemented a consistent spiking program, which is a positive step in promoting surface gas exchange and recovery.

2. Turf Loss/Contributing Factors

The decline in turf quality appears to result from multiple contributing stresses, a pattern observed at several courses across the region in recent months.

- There is a strong likelihood that underlying disease pressure, potentially take-all root rot, developed during the fall without clear above-ground symptoms. This would have weakened the turf before adverse winter conditions set in.
- Diagnostic reports from regional facilities have frequently identified “winter die-back” associated with colder temperatures during the January–February period. Notably, this type of injury typically does not impact the root system, allowing for potential recovery with improved growing conditions.
- Given the combination of factors, this type of damage is difficult to predict retrospectively. The priority should now shift toward a structured recovery plan focused on restoring density, uniformity, and overall plant health.

3. Infrastructure

Golf course infrastructure remains a critical, yet often underemphasized, component of overall course performance. Systems such as irrigation, drainage, and cart paths directly influence turf health and the quality of the playing experience.

- Observations during the visit indicate that much of the infrastructure is aging, with several components either original to construction or approaching the end of their functional lifespan.
- While not an immediate operational constraint, these limitations will continue to impact agronomic consistency and should be addressed through long-term planning.

Recommendations

1. Cultural Practices

A disciplined and consistent cultural program will be essential to support recovery and reestablish acceptable turf coverage. Patience will be required as the greens respond through the active growing season.

- Continue weekly spiking of the putting greens to promote gas exchange and rootzone activity.
- Incorporate solid-tine aeration (e.g., Ninja or Emperor-style tines) every two to three weeks, as feasible, to maintain an active and oxygenated soil profile.
- During summer aeration, utilize a conservative approach, limiting hollow-tine cultivation to a maximum of 1/2-inch diameter, to relieve compaction while minimizing additional stress on recovering turf.

2. Fertility

The 2026 growing season presents an opportunity to refine and establish a balanced fertility program tailored to site conditions.

- During recovery, use a granular fertility source, such as Yara Turf Royale (greens grade), to encourage growth and density. This should be supplemented with a balanced fertilizer (e.g., 14-2-14) comprising approximately 50% sulfate-based and 50% urea-based nitrogen to provide both immediate and sustained responses.
- Maintain the current foliar nutrition program, adjusting as needed to support recovery. Supplemental nitrogen applications can be made periodically, with potassium sulfate included to promote plant vigor and stress tolerance.

3. Disease Management

A proactive and preventative disease management strategy will be critical, particularly given the suspected role of root pathogens in the observed decline.

- Utilize systemic fungicides such as Briskway®, Resilia®, Densicor®, and Navicon® within a rotational program to provide broad-spectrum control.
- Apply products with sufficient post-application irrigation to ensure movement into the rootzone, where pathogen activity is most impactful.
- Develop and implement a comprehensive take-all root rot prevention program beginning in late summer and continuing into the fall. This program should integrate targeted fungicide applications with sound cultural practices. Further discussion and refinement of this approach is recommended in the coming weeks.

4. Products to Consider

Incorporation of new products into the present fertility program should be ongoing and slowly introduced.

- I recommend incorporating Excalibur™ ([Moisture Management Solutions - AQUA-AID Solutions, Inc. - aquaaid.com](https://www.aquaaid.com)) wetting agent from Aqua Aid into a biweekly soil spray and adding a humic acid and calcium product from a preferred vendor. This is one product that will give the turf the needed infiltration and consistent dry-down.
- During aeration activities, apply Earthworks™ 3-3-3, ([Myco-Replenish 3-3-3 with Mycorrhizae: EarthWorks - earthworksturf.com](https://www.earthworksturf.com)) on the putting greens and incorporate the material into the holes from the core aeration.

5. Program Development

The refinement of a successful agronomic program at WP18 will require a thoughtful, iterative approach. Seasonal variability, site-specific conditions, and resource availability will all influence decision making, and adjustments should be expected over time.

- Maintain detailed records of all inputs, practices, and outcomes to understand better what is effective under varying conditions.
- Establish strong working relationships with vendors and technical representatives who provide reliable products, sound guidance, and consistent support.
- Remain open to evaluating new products and practices where appropriate, while grounding decisions in observed performance and agronomic principles.

6. Surface Management Considerations

Effective surface management is essential to delivering consistent playability and the desired firmness and texture for the golfing experience at WP18. Balancing agronomic needs with available labor resources and daily play demands will be critical.

- Prioritize practices that enhance surface smoothness, firmness, and consistency, while minimizing disruption to play.
- Develop a realistic schedule for grooming, topdressing, and vertical mowing that aligns with staffing capacity and course usage.
- Adjust frequency and intensity of practices based on turf response and seasonal growth patterns to maintain optimal conditions throughout the year.

7. Mowing Practices

Use mowing to remove leaf tissue and manipulate the texture of the canopy.

- Continue using triplex mowers that can assist in the mowing frequency.
- Experiment with mowing in the afternoon during the growing season to remove leaf tissue that grows during the daytime.
- Use solid front rollers in the winter and spring months, and in the active growing season, utilize grooved front rollers on all green mowers for more aggressive mower cuts.

8. Rolling

Using speed or lightweight rollers in the surface management plan can help keep the green speed consistent.

- Rolling three to four times weekly with mowing has successfully maintained quality greens and consistent ball roll for many golf courses.
- For more on this topic, see [Mowing and Rolling Greens to Manage Green Speed and Turf Performance \(usga.org\)](https://www.usga.org/~/media/USGA/2017/04/04/2017-04-04-Mowing-and-Rolling-Greens-to-Manage-Green-Speed-and-Turf-Performance-usga.org.pdf).

9. Light Vertical Mowing

Use traditional vertical mowing blades on a triplex mower set to a depth that produces acceptable results in the field.

- This is usually set to 0.00 to 0.050 inches below the bottom of the roller on the reel.
- This should be completed at least every other week in the growing season.
- During the aerification process, verticutting can be more aggressive and can be completed in many directions.

10. Topdressing

Topdressing the putting greens is vital to dilute the accumulation of organic matter and provide an environment for root and plant growth to flourish.

- Light topdressing should be completed biweekly in conjunction with verticutting.
- Sand topdressing is vital for smoothness and firmness, which affects playability.
- The 304 sand is recommended when topdressing. When aerification occurs, switch to 302 sand to fill the aerification holes with sand of a similar particle size as the rootzone.

11. Growth Regulator Use

Experiment with Primo[®] and Anuew[™] rates to control vertical growth in the growing season.

- These rates usually start at 2 oz./acre of Primo and 4 oz./acre of Anuew. Make adjustments as needed.
- Sometimes, Primo is the only growth regulator used and is sprayed at lower rates two times a week.
- PGRs will assist with putting quality.

12. Infrastructure Considerations

Consider the chart below for the recommended expected life cycle of golf course items. Winter Pines 18 has reached or surpassed the expected life cycle on all vital infrastructure items.

GOLF COURSE ITEMS EXPECTED LIFE CYCLE

HOW LONG SHOULD PARTS OF THE GOLF COURSE LAST?

No two golf courses are alike except for one thing: deferring replacement of key items can lead to greater expense in the future, as well as a drop in conditioning and player enjoyment. The following information represents a realistic timeline for each item's longevity.

Component life spans can vary depending upon location of the golf course, quality of materials, original installation and past maintenance practices. The American Society of Golf Course Architects (ASGCA) encourages golf course leaders to work with an ASGCA member, superintendents and others to assess their course's components.

ITEM	YEARS
Greens (1)	15 – 30 years
Bunker Sand	5 – 7 years
Irrigation System	10 – 30 years
<i>Irrigation Control System</i>	10 – 15 years
<i>Pump Station</i>	15 – 20 years
Cart Paths – asphalt (2)	5 – 10 years (or longer)
Cart Paths – concrete	15 – 30 years (or longer)
Practice Range Tees	5 – 10 years
Tees	15 – 20 years
Corrugated Metal Pipes	15 – 30 years
Bunker Drainage Pipes (3)	5 – 10 years
Mulch	1 – 3 years
Grass (4)	Varies

NOTES: (1) Several factors can weigh into the decision to replace greens: accumulation of layers on the surface of the original construction, the desire to convert to new grasses and response to changes in the game from an architectural standpoint (like the interaction between green speed and hole locations). (2) Assumes on-going maintenance beginning 1 - 2 years after installation. (3) Typically replaced because the sand is being changed – while the machinery is there to change sand, it's often a good time to replace the drainage pipes as well. (4) As new grasses enter the marketplace – for example, those that are more drought and disease tolerant – replanting may be appropriate, depending upon the site.

ASGCA thanks those at the USGA Green Section, Golf Course Builders Association of America, Golf Course Superintendents Association of America and various suppliers for their assistance in compiling this information.

The materials presented on this chart have been reviewed by the following Allied Associations of Golf:



For more information, contact ASGCA at (262) 786-5960 or visit www.ASGCA.org

DATA COMPILED BY ASGCA, 125 NORTH EXECUTIVE DRIVE, SUITE 302, BROOKFIELD, WI 53005

- Here are a few more articles to consider when looking at replacing vital golf course infrastructure items:
 - ◆ [Nothing Lasts Forever \(usga.org\)](http://usga.org)
 - ◆ [Wants vs. Needs in Golf Course Renovations \(usga.org\)](http://usga.org)
 - ◆ [Preparing Your Course for the Next 25 Years \(usga.org\)](http://usga.org)
 - ◆ [Is It Time for a Facelift?](http://usga.org)

Winter Park 9

Observations

1. Putting Greens

The putting greens are currently exhibiting widespread injury consistent with herbicide damage. Symptoms were first observed more than six weeks ago and have progressively declined since application.

- Damage is present across the majority of the putting green surfaces.
- Turf recovery has been minimal to nonexistent.
- The extent of injury will require significant sod replacement to restore acceptable coverage and playability if a surface-level repair approach is pursued.
- Some localized reduction in green size has occurred; however, the original design footprint remains largely intact.
- An estimated 3 to 4 inches of accumulated organic matter has developed within the upper profile over the past decade, contributing to diminished growing conditions.



Existing putting green soil profile.

The condition of many putting greens on my tour of the WP9.



2. Need for Additional Pin Placements

The course continues to see high levels of play, exceeding the original design's expectations.

- Increased traffic has intensified wear patterns, limiting the ability to rotate hole locations effectively.
- Restricted usable surface area is placing added stress on the turf and impacting overall playability.
- Expanding select putting surfaces would provide greater flexibility in pin placement and improve long-term turf performance.

3. Best Option

Following discussion of multiple management and repair scenarios, the preferred approach is a comprehensive renovation of the putting greens utilizing the existing rootzone mix and reestablishment with TifEagle bermudagrass via sprigging.

- While this represents the most time-intensive option, it provides the greatest long-term benefit to the property.
- The project can be effectively coordinated with planned bunker renovations, allowing for a cohesive improvement of both infrastructure and playability.
- This approach offers a full agronomic reset, positioning the greens for improved performance and sustainability.

Recommendations

1. Renovation Approach

The putting greens should be considered suitable for a surface renovation, as the existing subsurface infrastructure appears to be functioning effectively.

- Minimal soil movement will be required.
- Supplemental rootzone mix may be needed to correct minor surface irregularities.

2. Plan of Implementation

Renovation activities should follow the completion of bunker construction to avoid disrupting ongoing work, including the installation of Capillary Concrete™ systems.

- Remove existing turf and accumulated organic matter to a depth of approximately 2 inches using a sod cutter or similar method.
- Apply Comand® compost uniformly at a depth of 1 inch across all putting surfaces. Incorporate the compost into the upper 4 to 5 inches of the profile via thorough rototilling, ensuring uniform blending and avoiding layering.
- The target rootzone should approximate an 80:20 sand-to-organic ratio, which will complement the greens' existing drainage characteristics while improving moisture and nutrient retention.
- Following incorporation, conduct soil testing to determine any additional amendments or fertility requirements before planting.

3. Establishment of New Turf

Once the rootzone is prepared, final grading and surface refinement should be completed with careful attention to detail.

- Reestablish final surface contours through repeated floating, watering, tamping, and smoothing to achieve a consistent and accurate grade.
- Install TifEagle bermudagrass sprigs at a rate of approximately 40 bushels per 1,000 square feet to promote rapid establishment.
- The method of sprig incorporation (cut-in vs. surface application) should be evaluated. While surface application may accelerate establishment, it introduces increased risk from heavy rainfall. This decision should be made based on timing and the weather outlook.
- Following sprigging, implement an intensive grow-in program including irrigation, fertility, and light, frequent topdressing over an eight- to ten-week period to achieve full coverage and restore expected putting conditions.

4. Additional Consideration – New Superintendent

In light of the recent events at WP9, the opportunity to reset and strengthen the agronomic direction, both in the short and long term, has never been more important. As the search for a new golf course superintendent unfolds, it is essential to recognize the significance of this role to the facility's continued success.

- This position demands more than technical competence. It requires a dedicated steward who is committed to investing in the long-term health, playability, and identity of this unique municipal golf asset in Orlando.
- Priority should be given to candidates with a well-developed agronomic foundation, supported by both formal education and diverse field experience, particularly in Florida's dynamic, often challenging growing environment. A clear understanding of the region's seasonal variability, coupled with the ability to anticipate and respond to its agronomic "peaks and valleys" will be critical.
- Equally important is identifying an individual who seeks stability and professional longevity, someone motivated to grow with the facility and the community it serves. While such candidates can be difficult to secure in today's competitive labor market, they do exist and should remain the standard.
- Finally, compensation should be carefully evaluated and aligned with the expectations and qualifications for this role. Competitive and appropriate remuneration will be instrumental in attracting and retaining the caliber of leadership this property deserves. The Winter Park 9 is a valuable civic asset, and its care warrants the highest level of expertise and commitment in selecting its next superintendent.

Closing Remarks

Thank you for the time, access, and hospitality extended during my visit to both facilities. It was a productive day, and I appreciated the opportunity to work alongside Jon and the team at WP18 in support of the agronomic program. As the season progresses, maintaining a disciplined and straightforward approach will be key, focusing on fundamentals and avoiding unnecessary complexity will position the operation for continued success. The coming months will provide valuable insight into the performance and impact of the HCT system on overall turf conditions. This evaluation period will be important, and I look forward to returning later in the year to assess infrastructure further and identify opportunities for meaningful, long-term improvement through targeted recommendations.

At WP9, the current project is expected to move efficiently, with a clear path toward restoring normal operations. The work underway should yield a successful outcome, and I look forward to seeing the finished product. I anticipate periodic visits throughout the summer as schedules allow and remain available to assist as needed. Please do not hesitate to reach out with any questions or for additional support. I wish the team continued success through the summer months.

Respectfully submitted,



Chris Neff, Senior Agronomist
USGA Green Section

Distribution:

Gregg Pascale, Director of Golf Operations

USGA Green Section

Turfgrass and Environmental Research

The [USGA Green Section](#) appreciates your support of the Course Consulting Service. First started in 1953, the Course Consulting Service provides unbiased assessments of golf facilities to optimize resources and reduce the consumption of critical resources. The proceeds from the Course Consulting Service directly support the USGA's annual \$2 million investment in [turfgrass and environmental research](#), which provides an estimated [\\$2 billion annual benefit to the U.S. golf industry](#). In 2025, our research team released the [USGA Water Conservation Playbook](#) to detail strategies for golf courses to optimize water usage. Follow the QR Code to contact us for more information.



Tools and Solutions

The USGA Green Section is proud to offer [tools and solutions](#) for golf courses. Innovative products, including DEACON, GS3, and the new CDX moisture meter, provide solutions to optimize the golf experience through data-driven communication and resource management.



Green Section Record

The [USGA Green Section Record](#) is a free digital magazine offering the latest information on turfgrass management, environmental sustainability, innovation in golf course maintenance, and turfgrass research. [Subscribe for free to The Record.](#)

GCSAA Education Points

GCSAA members who participate in USGA Course Consulting Services are eligible for education points. The education code for a half-day visit is 999-8100-16931 – [Record Your Education Points.](#)



Golf Course Advisory Board

agenda item 5.b

item type Non-Action Items	meeting date May 11, 2026
prepared by	approved by

subject

WP18 Driving Range

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. QUOTE Winter Park Pines Golf Club - PROPOSAL w_ ADD-ONS



**1713 Kennedy Pt. Suite 1001
Oviedo, FL
32765**

Proposal

Job: Winter Park Pines Golf Club - 17 Bays
Date: 10/4/2024
Attn: Gregg Pascale
Phone: 407-599-3418
Email: gpascale@cityofwinterpark.org
Job ID: WPPGC100424

Mr. Pascale,

As promised, attached is a quote for your review. Please review and let us know if you have any questions. Otherwise, we will follow up shortly to schedule a meeting to review in more detail and answer any questions you may have.

We appreciate the opportunity to bid on your project.

Sincerely,
Patrick Cherry
215-206-9992
pcherry@coverthetees.com

Scope Details

Aluminum Driving Range Cover

We will provide a pre-engineered hitting bay cover system per engineered drawings.

- 3" standing seam panels - White
- Uprights Columns minimum of 6x6 aluminum - Front Column set 8ft back from the front of structure - White
- Rolled gutter for rear if necessary - White
- Our cold weather system has SIP panel walls in the rear and on the side to block the wind, each bay will have acrylic sliding windows for the rear of bays (Options listed below)
- Front of the structure is approximatley 12ft tall and 8ft tall in the rear with slight variances depending on site grade.
- Product will meet all necessary building codes throughout the country with a maximum wind rating of 150 mph and 25 PSF snow load unless upgraded to 30 PSF with Heavy Duty Aluminum

Bid Pricing and Options:

Golf Hitting Bay Cover System

17 BAYS

<u>Option 1</u>	170 X 25	Aluminum Standard Open Air Hitting Bay Cover (Can not put on enclosure options)	4250 SF
Total Price for Standard "Open Air Only" Bay Cover			\$146,625.00
<u>Option 2</u>	170 X 25	Heavy Duty Aluminum Open Air Hitting Bay Cover (Ready for Enclosure)	4250 SF
Total Price for Heavy Duty Bay Cover Ready for Enclosure			\$172,890.00
<u>Option 3</u>	170 X 25	Enclosed Aluminum Hitting Bay Cover w/ walls Enclosed w/ acrylic windows in each bay, on each end and door on each end	4250 SF
Total Price for Enclosed Hitting Bay Cover with wind protection			\$225,442.50
<u>Option 4</u>	170 X 25	Enclosed Aluminum Hitting Bay Cover w/ roll up doors Enclosed w/ roll up glass/acrylic garage doors on rear of bays	4250 SF
Total Price for Enclosed Hitting Bay Cover with Roll Up Doors			\$295,290.00

Additional Options:

Hitting Bay Dividers (4ft)	18 Dividers @	\$375.00	\$6,750.00
EXLED Range Lighting Fixtures (To be mounted and wired by others)	9 Fixtures @	\$1,750.00	\$15,750.00
LED lights in each bay - 3 per bay - mounted (wired by others)	51 LEDs @	\$195.00	\$9,945.00

*** CTT Anchoring system is included in the pricing. CTT anchoring system will reduce concrete costs of project.

Services & Fees Included with Price

Canopy & Enclosure Installation	Included
Delivery of the product	Included
System Engineering (signed and sealed drawings by licensed engineer)	Included
Logistics (Travel Costs etc..)	Included
Any necessary Core drilling needed for anchors during installation	Included
Door openings where instructed by customer	Optional
*Permitting (See notes below)	Not Included
Site Prep and Soil Testing	Not Included
3rd party inspections fees	Not Included
Concrete Slab By Others (no less than 6" under columns. Varies by location)	Not Included
Electrical	Not Included
Municipality Permit Fees	Not Included
SIP walls and Acrylic sliding windows	Optional

***Permitting: responsibilities to be taken care of by owner or contractor hired by owner. We will provide signed and sealed structural drawings by a licensed engineer with your state seal ready for permitting*

Appendix Catalog:

- The above scope is for aluminum golf hitting bay cover at Winter Park Pines Golf Club - 17 Bays
- We propose to furnish material and labor for the proposed Aluminum Golf Hitting Bay Cover complete in accordance with specifications and engineered drawing provided and in accordance with local building codes. Additional options listed above.
- This price includes all services detailed in the scope above in the "services included with price" This product can be ready for shipment within 21 business days of receiving material.
- Once proposal is accepted and deposit has been sent, we will provide engineered drawings for permitting. Product can be ready for install within 2 weeks of acquiring Permits to be pulled by others. **By signing the proposal, you agree not to share any of our product and proprietary foundation information or disclose design details.**
- Proposal is good for 30 days. Our suppliers periodically have price increases on aluminum, the proposal would need to be modified to cover the difference in cost after that time if necessary.
- Our payment draw schedule options listed below:
- Pay Schedule
 - 25% - Deposit upon acceptance of the proposal
 - 25% - Deposit at time of permitting
 - 50% - Balance due upon completion

ACCEPTANCE OF PROPOSAL:

The above specifications, prices, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Please initial desired product option as well as payment option section and sign below

Signature: _____ Date: _____
 Winter Park Pines Golf Club Representative

Signature: _____ Date: _____
 Cover the Tees Representative



Golf Course Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

May 11, 2026

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

WP9 & WP18 Revenue Reports

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

1. WP9 Revenue April Comps 2023-2026
2. WP18 Revenue April 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
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
March	\$173,674.50	3527	2,615	888	24	\$68,418.96	\$8,269.47	\$43,878.45	\$25,602.78	\$6,920.16	\$789.00	\$10,311.44	\$9,484.24
April	\$100,250.81	2850	2,119	731	0	\$42,064.16	\$6,147.39	\$20,186.88	\$10,072.92	\$5,298.07	\$744.29	\$7,183.77	\$8,553.33
TOTALS	\$932,972.42	22555	15,586	6,653	316	\$392,183.10	\$44,141.09	\$246,210.01	\$100,660.91	\$40,124.62	\$4,031.79	\$47,755.78	\$57,865.12

22,555	REVENUE
ROUNDS	\$932,972.42

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
TOTALS	\$882,657.95	33022	25,412	7,378	232	\$363,908.41	\$39,977.49	\$232,775.41	\$97,494.70	\$41,373.25	\$4,573.68	\$43,271.25	\$59,283.76

33,022	REVENUE
ROUNDS	\$882,657.95

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
TOTALS	\$774,834.22	30333	22,530	7,275	528	\$337,575.16	\$36,121.29	\$186,738.95	\$102,723.97	\$39,872.02	\$3,665.67	\$30,777.02	\$37,360.14

30,333	REVENUE
ROUNDS	\$774,834.22

FISCAL YEAR 2023

DATE	TOTAL \$ (Pre-Sales Tax)	TOTAL Rounds per Month	STATS			Revenues							
			# 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	
March	\$110,540.27	4570	3,878	692	\$55,898.05	\$6,393.05	\$21,822.48	\$14,405.90	\$7,390.40	\$719.95	\$0.00	\$3,910.44	
April	\$107,026.11	3453	3,042	411	\$44,583.28	\$4,661.91	\$28,271.10	\$15,641.28	\$7,310.48	\$448.80	\$1,177.57	\$4,931.69	
TOTALS	\$739,806.78	26918	22,030	4,888	\$343,528.13	\$34,974.08	\$162,921.38	\$94,874.96	\$43,687.92	\$2,957.37	\$16,861.13	\$40,001.81	

26,918	REVENUE
ROUNDS	\$739,806.78

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
March	\$183,254.58	3950	2,866	1,084	34,094.31	\$83,524.09	\$37,817.45	\$12,108.63	\$9,330.86	\$1,379.24	\$5,000
April	\$171,328.63	3591	2,607	984	32,281.09	\$69,558.75	\$37,218.63	\$16,921.11	\$9,578.69	\$770.36	\$5,000
TOTALS	\$1,284,764.11	22757	16,925	5,832	227,019.76	\$510,525.96	\$235,574.27	\$208,406.67	\$61,596.91	\$6,640.54	\$ 35,000.00
			22,757 ROUNDS		REVENUE \$1,284,764.11						

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
March	\$187,975.35	3489	2,702	787	37,692.72	\$80,131.68	\$45,810.93	\$8,065.14	\$10,316.14	\$958.74	\$5,000
April	\$186,942.76	3477	2,727	750	40,547.43	\$72,885.88	\$46,640.67	\$9,802.27	\$11,023.67	\$1,042.84	\$5,000
TOTALS	\$1,164,166.26	19660	14,577	5,083	213,361.88	\$413,373.64	\$243,886.94	\$193,408.89	\$58,961.97	\$6,172.94	\$ 35,000.00
			19,660 ROUNDS		REVENUE \$1,164,166.26						

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
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
TOTALS	\$1,104,406.85	20714	14,354	6,360	199,212.22	\$416,303.86	\$224,452.40	\$172,674.20	\$50,758.16	\$6,006.01	\$0.00	\$ 35,000.00
			20,714 ROUNDS		REVENUE \$1,104,406.85							

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
TOTALS	\$1,147,696.89	26545	21,596	4,949	160,054.19	\$493,666.65	\$218,746.16	\$168,745.74	\$65,960.27	\$5,523.88	\$0.00	\$35,000.00
			26,545 ROUNDS		REVENUE \$1,147,696.89							



Golf Course Advisory Board

agenda item 6.b

item type
Staff Updates
prepared by

meeting date
May 11, 2026
approved by

subject
WP9 Renovation & Repair

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None