

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
THE CLUB AT COBBLE CREEK, INC.
GENERAL SESSION**

A meeting of the board of directors of THE CLUB AT COBBLE CREEK, INC. (THE "CLUB") was held on January 26, 2023, at 5:00 pm. Those present and participating at the meeting:

Tim Summers – President
Eric Wolf – Vice President
Gary Poteet – Treasurer
Ron Sobieck – Secretary (Zoom Attendance)
Nick Parrott – BOD at large
Dave Wadlington – Chairman, Food & Beverage Committee
Chris Cox – HOA President
Jim Hoffman – HOA Liaison to CC BOD

Approval of Agenda and January 14, 2023: The Agenda and January 14, meeting minutes provided was reviewed and approved by motion and vote.

Food and Beverage Survey: Dave Wadlington presented information on the Food and Beverage (F&B) Committee's history and detailed the results from the November 2022 survey sent to the Club membership and HOA members. Key areas of survey discussed was members dining preference, dining out frequency, Club F&B minimum and member comments. A motion was made to distribute an executive overview along with the survey data to Club membership omitting the large number of individual member comments. The Executive Review of the F&B survey will be published in a separate correspondence.

LRPC Overview: Pat Pitz LRPC Committee Lead – presented current LRPC activities and reviewed short term capital funding needs and concerns. Cart Path Projects- 2023 project scope being defined and contractor bids being obtained. Jockey pump project funding from HOA discussed. LRPC working on agenda and presentation for The Club at Cobble Creek and HOA workshop scheduled for February 15, 2023.

GM Report: Eddie Anderson – Preliminary net income as reported on the P&L at last year's end is expected to come in at \$44,369.00. The reserve account was reduced by \$24,988.00 but does not affect the P&L or bottom line. In order to cover the shortfall in the operating account, funds were moved over from the reserve account. Once the Club has excess funds in the operating account, those funds will be moved back to the reserve account.

Spruce Point Membership Reservation Agreement: A proposed agreement was provided for initial review by the new BOD members. Current activity with developer was discussed. A motion was made to schedule a meeting with committee members previously involved for overview of negotiations. Eddie Anderson to advise meeting schedule.

HOA Jockey Pump Contribution: Chris Cox HOA President – approximately \$22K in HOA funding is being reviewed by HOA board for approval. Funds will be paid to contractor doing pump installation.

Bank Account Signature Cards: Motion made and passed to remove past officers and add Tim Summers and Gary Poteet to The Club at Cobble Creek bank account signature cards and line of credit.

The Club at Cobble Creek Committee's: Current committees and future committees were discussed, and suggestions reviewed. LRPC Committee, Finance Committee, Food and Beverage Committee, Activities Committee, Oversight Committee, Beautification Maintenance and Cleaning Committee were submitted for consideration. Motion was made to table for future BOD liaison review and scope definition.

Secretary Resignation: Ron Sobieck submitted his resignation as the Board's Secretary; however, he will remain on BOD as Director at Large. Ron's resignation was accepted and a motion to appoint Nick Parrott as BOD Secretary was made and approved.

At around 8:30 pm a motion was made to adjourn General Session Meeting.

The 2023 BOD went into Executive Session.

Nick Parrott

BOD Secretary