

**Riverbend Golf Club Inc.**  
**Annual Meeting**  
**Thursday, March 27, 2025 - 3:00 pm**

President Kevin Kennelley called to order the Riverbend Golf Club Annual Meeting on March 27, 2025, at 3:10pm.

Board of Directors in attendance: Joseph J Anania Jr., John Melson, Bill Barry, Ken Kotansky, Rosalie Dietz and MaryAnn Devine

Secretary, Joseph Anania confirmed the Proof of Notice was properly mailed on January 27, 2025 to all members and posted to the community bulletin boards.

Joseph Anania, Secretary, summarized the minutes of the 2024 Annual Meeting held on March 27, 2024. There was a motion to accept the minutes as presented by Bill Barry. John Melson seconded the motion. The minutes were unanimously approved as submitted.

**Election of Directors:** President Kennelley, announced the Election Committee members were validating and counting ballots; therefore, President Kennelley moved the Election of Directors results to after the Annual Reports were presented. Kevin Kennelley thanked the support of the Administration Office and volunteers who officially are counting the ballots and proxies.

**President's Report (Kevin Kennelley)**

The primary purpose of the Annual Meeting is to review our past years' highlights and/or challenges (as detailed by our standing committee), and to fill the expiring terms of board members Ken Kotansky and Joseph Anania. This year we will also be voting on a proposed change to the bylaws that will enable the golf board to notify the membership of any rule changes electronically.

A special presentation with animated graphics by our Golf Course Superintendent (Jeff Heward) and Greens Committee Chairman (Bill Barry) will high light completed improvements made to the course this past year and provide you with an overview of improvement plans in place for the coming year.

The Board has put a lot of work into developing and approving the 2025-2026 budget. I would like to thank the Finance committee members and their chairperson, John Melson, for all their hard work. The budget for this coming year reflects a 3.4% increase over last year's budget and if you pay using ACH or the Payment Portal the increase will be less than 1.5%. I want to thank all of standing committee chairmen and their committee members for their hard work throughout the year. It's never easy being on a Board, especially at times where tough decisions need to be made.

As encouraged by many members I am pleased to announce that the 2025-2026 budget includes \$8000 dollars allocated to a new fountain for the pond on Hole #12. This fountain should last for a decade and will help to improve the aesthetics of the Riverbend course and community.

Every year we hold a variety of tournaments for our members including the club championships that were just completed. I would like to take a moment and congratulate the winners from this year's club championship and thank the tournament chairpersons, the players and our Pro Shop staff for their hard work to make these events a success. It's a lot of fun to watch the final matches and if you have not done this, I'd suggest you give it a try next year.

2025 winners of the Club and Flight Championships:

Men	Ladies
Club Champion- Steve McSherry Runner-Up- Brad Andersen	Club Champion- Linda Barry Runner-Up- Kerry Limpuma
A-Flight- Champion- Jack Bennett Runner-Up- Bob James	A- Flight- Champion- Carol Duffy Runner-up- Lynn Weber
B-Flight- Champion- Jack Firriolo Runner-Up -Rich Maringione	B- Flight- Champion- Nicki Seibold Runner-Up- Rosalie Deitz
C-Flight- Champion- Fritz Minor Runner-Up- Raj Agrawal	
D- Flight- Champion- Al Strachan Runner-Up- Richard Kleisley	

As a final note, I would like to recognize the excellent work John Bolton, and his team have done in the Pro Shop and in the cart barn throughout the year. All his team are enthusiastic, helpful and really care about the Riverbend Golf Club and its members. A special thanks goes out to Rosalie for her tireless work on bringing new membership to Riverbend. Lastly, we thank Lorraine, Susan and Katylin for all they do in support of the membership.

**Treasurer's Report: (John Melson)**

The financial statement for February 2025, which is the eleventh month of our fiscal year, reflects a favorable surplus to budget of \$156,821. The Golf Club had total cash on hand of \$732,095 on February 28, 2025. This is primarily due to greater than budgeted Membership revenue and less than budgeted shared expenses with the Condo Association. The next month, the last in our fiscal March 31 year end, will see large expenditures for maintenance related expenditures. A good amount of this year-to-date surplus will be used as part of these consolidated expenditures.

To date, January quarterly maintenance fees have been paid by all but five of the membership. Two of these accounts are in collections. The three new past due accounts will go for collection if not paid by March 24th.

As reported in your Annual Meeting package we only have a single full membership available.

**Committee Reports**

**Greens: Bill Barry**

Jeff Heward, our Golf Course Superintendent, celebrated his 2nd anniversary this past September. It's gratifying to see how far our golf course has improved. We've attracted many new members and it's a pleasure

to bring guests here and showcase our little golf course. All the hard work over the past Summer goes a long way to keeping the course in great shape all Winter.

We've implemented and continue to support Best Practices for golf course maintenance:

- 1) Constant review of all our equipment with a plan in place for replacement as it ages out.
- 2) Our maintenance facility is organized, and all equipment can be placed under cover out of the elements now.
- 3) Jeff has of all tasks displayed and his dedicated, experienced crew work together very cohesively.
- 4) An 18-month calendar with all maintenance activities outlined clearly is adhered to. This ensures tasks are completed on time and on budget; and
- 5) We've streamlined our labor and scrutinized the budget to make sure we have the right people working at the right times.

Below is a summary review of projects completed this past year:

#### West End Chipping Green

- Irrigation pipes were removed and relocated to get them out of harm's way.
- All the old, agronomic materials were removed and repurposed. Jeff will highlight in his presentation.
- A new green was sculpted and leveled using our own aerification plugs.
- That new green is 50% larger with multiple chipping and pitching areas.

#### #2 Green

- We had a great deal of erosion from the bunkers and the native area behind the green.
- Turf was removed, and the green was renovated increasing its size. There's also more landing area on both the left and right sides of the green. Green turf was from our Nursery green.
- Turf was added and built up behind the green to control the erosion and keep golf balls from going into the native area.

#### #8/#10/#2

- The pond to left of #8 was reshaped and is now smaller. The green is 500 sq. ft. larger (with turf from our Nursery green) and the bunker was reshaped and is now flatter.
- As you'll see in the pictures shortly, the area behind the green that was full of old stumps, and invasive vegetation. It was cleaned up, reshaped, and sculpted.
- Erosion necessitated Irrigation to be removed and relocated and now it drains much better.

#### #10 and 2 Fairway

- An old, corrugated drainpipe that had been uprooted by a tree on #10 and had collapsed in the 2nd fairway was replaced. This pipe ran from the pond to the Native area across the 2nd fairway. Drainage was added in the 2nd fairway linking to this large drain. This should really help us when the Summer storms occur. It's nice to see grass growing in that fairway.
- Old agronomic material was added to the pond and the banks were reshaped.
- On #10 fairway, more landing areas were added, and the cart path was extended from tee to green and the aesthetics in the area are much improved.

It should be noted that a significant number of the above improvements have been scheduled and completed with in-house labor, saving significant costs from outside contractors. We can thank Jeff for managing this workload within our limited resources

Plans for 2025 include:

#### #7

- We had a blowout on an irrigation pipe in the bunker on the 7th green. A temporary fix was applied. Jeff will go into more detail in his presentation.
- This necessitates that the irrigation be relocated and repaired this Summer. At the same time, the green will be expanded and the bunker relocated. More landing area will be added for easier pitches and chips to the renovated green.

#### #12

- The same irrigation issues we're dealing with on #7 will be addressed on #12 green.
- Irrigation will be relocated and we're going to build a new green. Erosion has really taken its toll, and that bunker had eroded into the green. Jeff and his crew will reshape the green making it flatter and add significant square feet. The bunker will be relocated further to the right.
- You'll have more room to run up shots on the left and the elevation in that area will be much flatter.
- We'll have a temporary green for 6-8 weeks as our own aerification plugs will be used for the new turf on that green. This is the same process as was done on the chipping green last year (with remarkable success).

#### #14

- The cart path will be extended from tee to green. This will give us some reusable sugar sand that we can utilize on #7's & 12.

A new Lightning alarm system replacing the 25+ year old system was just installed. For your own safety, please be aware when lightning is in the area and exit the course when you hear the alarm. There is a new application which can be accessed on your cellular phones. An email has been circulated to the membership on how to access this real-time warning system, ThorAlert. In addition, a new Irrigation satellite system will be installed soon. Our current system has aged out and parts are no longer available for repairs. The new system will link with our pumphouse (that was installed 3 years ago) and allow us to conserve water. It will be linked to a laptop, cell phone or tablet and eventually allow Jeff to regulate water usage at each sprinkler head.

We are pleased to announce the hiring of a new Assistant Superintendent, Larry Naggatz. Larry's an experienced superintendent with a turfgrass management degree and has worked at courses in MO, TX, IA & FL. Please give him your Riverbend welcome when you see Larry next month.

#### **Membership / Marketing: (Rosalie Dietz)**

We are finishing our 2024/2025 fiscal year with one Full Membership remaining. Once we fill this last spot, we will be establishing a wait list, with a "first come, first served" basis.

The 2025 Summer Program will run from May 1st to October 31st. This year, our marketing efforts for this program consists of contacting potential/returning members via email, advertising in Living Magazine, via a

banner located on our white fence, face book/ Instagram advertising, and our new website. We encourage all our members and potential members to visit this website at <http://www.riverbendgolffl.com>. This website enables you to receive information and a fillable application pertaining to the 2025 Summer Program.

### **Ranger Report (Rosalie Dietz)**

Our Ranger Team now consists of 22 dedicated men and women who approach their tour of duty with a positive attitude. While aiding and providing guidance to our members and or their guests, they are constantly helping to keep our course the best it can be. We would like to particularly give a big thank you and recognize Larry Magar, our head ranger, who after many years of dedication to the Ranger Program, retired.

### **Documentation, Website Development and Historian: (Ken Kotansky)**

As we discussed in last year's annual meeting, we launched a project to become more socially visible to the public and our membership with a website [RiverbendgolfFL.com](http://RiverbendgolfFL.com). We took a multi-phase approach to the website.

Phase 1 was focused on driving new membership with 4 pages that focused on the highlights of Riverbend. It allows individuals to easily submit a request for information that promises a 24-hour turnaround. That part of the website is now playing a key role attracting potential summer members requests. Phase 2 was established for our membership visible via a password. Along with a bulletin board that presents important dates and events, like today's meeting, it includes our golf bylaws, meeting minutes, list of the golf board members, calendar of all golf events for all leagues and socials, and updates from our golf superintendent.

The next phase is history. Currently under construction, this will include information about our club history, club champions, holes in one, and course records. In fact, just this week we met our golf course architect Tom Fazio and captured important data about his involvement in the early days of the construction of Riverbend. One of our members, Dave Lockhart, who coincidentally is in the golf media business, produces his own show called Golf 360 TV, will be putting together about a 5-minute video of our meeting that will be forever a part of our website. <https://www.youtube.com/watch?v=kk9cmiKqJC0>

Along with the website, we have now implemented Facebook and Instagram to enhance our social awareness to attract new members and promote the fun we have amongst our members. These platforms work well for presenting events in real time, where the website is better suited for more static information like schedules and who to contact. Some of the recent posts are hole in ones, golf course wildlife, Sunday socials, Ladies member guest and Championship Thursday. We are now experimenting with Facebook to advertise for summer memberships and are hopeful that it will assist us in fulfilling our goals for summer revenue.

Lastly, the Board reviewed the prior golf rules and eliminated areas that were no longer necessary, areas of ambiguity, and introduced new rules based on current findings. These changes were part of the meeting packet received for the Annual Meeting.

### **Unfinished Business**

There was no Unfinished Business to come before the Board.

### **New Business:**

Joseph Anania reported that there remains one item of new business before the Board: a single modification to the Bylaws, Section VIII, Section 8 (Rules). The existing Section 8 reads as follows:

*Rules shall be adopted by the majority vote of the Board of Directors and shall be deemed effective fourteen (14) days from the mailing of a copy of the amended Rules to each owner or a unit or residence at the address of record with the Golf Club.*

The proposed change is as follows:

*Rules shall be adopted by the majority vote of the Board of Directors and shall be deemed effective fourteen (14) days from the mailing **or transmission electronically** of a copy of the amended Rules to each owner or a unit or residence at the address of record with the Golf Club.*

Hearing no discussion or objection, Ken Kotansky made a motion to approve the change as provided. Rosalie Dietz seconded the motion. The board approved the change unanimously. Kevin Kennelly put the change before the membership as a whole for approval. The majority of the membership approved the proposed change and the change in the by-laws was enacted.

**Election of Directors:** Kevin Kennelley, President announced the results of the Election of Directors. Running for election were Joseph J. Anania, Jr., Evan Miler and Ken Kotansky. The Membership elected Joseph J. Anania, Jr. and Ken Kotansky for the term 2025-2028.

**Reorganization Meeting:** Rosalie Dietz made the motion to conduct the Golf Boards Organizational Meeting on Friday, March 28, 2025, at 10:00AM, to elect officers and committee chairs. The motion was seconded, by Ken Kotansky. There was no discussion. The motion passed unanimously.

### **Questions/Comment from the Membership**

The membership questions/comments included:

- Donna Best (supported by Joyce Wilson and Anne Pompa) on behalf of the “Ladies nine-holler’s league” requested reconsideration of placing a new forward set of tee to address pace of place and overall enjoyment for their members.
- Joyce Wilson, as President of the Condo Association, thanked the golf board for their assistance, cooperation and support when working together with the condominium association.

A motion was made to adjourn the meeting at 4:40PM by Ken Kotansky, seconded by Rosalie Dietz. The meeting was adjourned at 4:40 pm

Respectfully submitted,

Joseph J Anania, Jr.  
Secretary