

## **Dunedin Golf Advisory Committee Meeting Minutes for August 25, 2026**

### 1) Dunedin Golf Advisory Committee Meeting

- a. Date: August 25, 2026 (Tuesday)
- b. Time: 5:30 PM EDT
- c. Location: Dunedin Community Center Meeting Room
  - i. 1920 Pinehurst Road, Dunedin FL 34698

### 2) Attendees:

- a. Advisory Committee Members – **All Present except Vince Gizzi**

|                                    |                       |                     |                             |
|------------------------------------|-----------------------|---------------------|-----------------------------|
| <b>Regular / Non-Members Golf:</b> | David Loeffert (Pres) | Mellissa Hughes     | Vince Gizzi - <b>Absent</b> |
| <b>Regular Golf Members:</b>       | Walt Kozikowski (VP)  | Tim Doherty (Sec)   | Edward Oliu                 |
| <b>Finance / Alternates:</b>       | Al Crossman (Fin)     | Bailey Morris (Alt) | David Pauley (Alt)          |

- b. Alternate Voter: **Bailey Morris designated as Vince Gizzi voting replacement for this meeting only (08/25/26)**

#### c. Other Attendees

- i. Tony Mulkey, City of Dunedin, Director of Parks & Recreation
- ii. Blair Kline, City of Dunedin, General Manager for Golf Operations
- iii. Tanya Dubey, Dunedin Resident
- iv. Denise & Fred Watkins, Dunedin Residents
- v. John Marani, DGC Member
- vi. Bill Smith, DGC Member and DGC Foundation Board Member
- vii. Michael McKenzie, Dunedin Resident
- viii. Walter Sweetzer, Dunedin Resident and DGC Member
- ix. Steve Lowther, Dunedin Resident, DGC Member (22 yrs) and past DGC Governing Board President

### 3) Motions:

- a. Start Meeting (5:30 PM EDT):
  - i. David Loeffert, President made motion to start meeting at 5:30 PM EDT
  - ii. Vote: Unanimous approved
- b. Approval of Meeting Minutes
  - i. David Loeffert, President made motion to approve July 28, 2026 meeting minutes as submitted
  - ii. Vote: Unanimous approved
- c. Public Comments at Golf Advisory Meetings
  - i. David Loeffert, President made motion to conduct public comments at Golf Advisory Meetings in accordance with “Roberts Rules of Order”

- ii. Vote: Unanimous approved
- d. Adjourn Meeting (6:35 PM EDT):
  - i. David Loeffert, President made motion to end meeting at 6:35 PM EDT
  - ii. Vote: Unanimous Approved
- 4) Public Comments:
  - a. Tanya Dubey, Dunedin Resident
    - i. Highland House Lease
    - ii. Highland House Performance to date
    - iii. Highland House's negative responses on social media to customer comments
  - b. Denise & Fred Watkins, Dunedin Residents
    - i. Poor general maintenance for both Highland House and course
    - ii. Highland House and parking lot area requires better landscaping, picking up on litter and pressure washing
  - c. John Marani, DGC Member
    - i. Review of Highland House Receipts to \$500K threshold?
    - ii. Grass on bunker faces must be trimmed down
      - 1. Safety Issue
      - 2. Too punitive, unfair...
      - 3. Liability for city
  - d. Steve Lowther, Dunedin Resident, DGC Member (22 yrs) and past DGC Governing Board President
    - i. Course maintenance practices are poor
    - ii. DTE is cutting corners on maintenance at every turn
    - iii. What is the status of actions outlined in the Chris Spence Letter?
    - iv. Course in worst condition he has ever seen
    - v. Maintenance oversight must be dramatically improved
  - e. Walter Sweetzer, Dunedin Resident and DGC Member
    - i. Positives:
      - 1. Course condition has improved
      - 2. Good course conditions
    - ii. Negatives:
      - 1. Grass must be trimmed off the face of the bunkers, safety issue
      - 2. Areas around Highland House and Parking lot are not being taken care of. Appears no maintenance conducted for the parking lot.
      - 3. Use of putting green and practice areas in evening; many of the players are not members or daily fee players using facility for free
      - 4. Old Maintenance areas by holes 13 / 14 must be cleaned up

5. Outdoor bathrooms in poor condition and an eyesore

5) Summary of topics discussed:

a. Robert's Rules of Order

i. FL Sunshine Laws considerations

ii. Public Comments at Meetings:

1. One way communication by meeting guest speaker

2. Directed to the chair

3. No Comment / Discussion / Debate

a. Not a form or dialogue or debate

b. Each speaker has three minutes

b. Credit Card Fees

i. FL Law: Credit Card (CC) fees can't be passed on to the consumer

1. Law does not seem to be enforced

ii. DGC Credit Card Processor – Fore Up

1. DGC is second largest number of CC fees for City of Dunedin

2. DGC POS can't differentiate between CC and Debt card transactions

3. Fore Up is integrated with other DGC functions such as tee times, billing, tax collection...etc.

4. Main competitor – Club Caddy

iii. If charged to consumer, would be labeled a "Convenience Fee"

1. Very negative perception, fee on fees

2. Other area courses build CC fees into their cost structure

3. Enterprise funds are challenged to make a 'profit'

iv. To charge convenience fee, DGC would have to switch to Club Caddy or change Fore Up software (Not easy)

v. DGC CC and Debt Card Transaction break out:

1. 90% CC or Debt

2. 7% Cash

3. 3% Check

vi. Other issues to consider for convenience fee:

1. Cash Discount

2. Review leakage (theft / loss)

3. Security

c. Highland House (HH) Lease:

i. Rent abatement for three years due to \$500K investment into club house facilities

- ii. Feinstein Group claims, \$800k investment to Highland House to date, have the receipts been reviewed and audited?
- iii. Starting in November 2027, Highland House rent for club house will be 4% of gross receipts minus promotions, taxes, repairs...etc.
- iv. Based upon current Highland House receipts, best case is \$5K per month for a total annual rent payment of \$60K
  - 1. Highland House is significantly under performing by their own admission
  - 2. New General Manager hired and in place: Samantha Soto
  - 3. Annual customer traffic is ~45K
  - 4. HH's perception in the Dunedin Community is most negative
    - a. Even worse with DGC members & regular daily fee players
  - 5. Non-golf related HH activities:
    - a. Christmas Parties
    - b. Outside organization events
    - c. Weddings
  - 6. HH impacts on the DGC Experience:
    - a. Missed opportunity costs for DGC quickly add up
    - b. Currently, large negative for DGC

d. Maintenance Contract

- i. One principal DGC maintenance contract out to bid to six candidates
- ii. Candidate proposals currently under review by city officials
- iii. Current maintenance contract with DTE has been extended to Oct. 2026
  - 1. Contract covers all DGC work except: mangrove trimming and large tree removal
    - a. Oddly, tree trimming is not part of ICF services?
  - 2. Highest Priority of New Contract: Solve maintenance consistency and quality
- iv. Contract will be awarded by end of 2026
- v. Performance enforcement with daily feedback and close oversight
- vi. DGC has been through four golf course superintendents in the last fourteen months

6) Actions:

- a. Notify Dunedin Community Center staff of the changes to the Golf Advisory Committee (GAC) meeting schedule for Nov / Dec 2026 – Tim Doherty, **Completed, 07/28/26**
- b. Obtain format of City of Dunedin meeting sign in sheet, ensure signatories at each GAC meeting – Tim Doherty

- c. Provide Highland House / Feinstein Group lease to the GAC for review – Dave Loeffert
  - d. Is Highland House (Feinstein Group) being audited or under any significant oversight at this time by city authorities; what are the auditing and oversight process & procedures for the Highland House / Feinstein Group lease? Oversight mechanisms and audit results to date? – Tony Mulkey
  - e. Review Highland House / Feinstein Group receipts for their \$500K investment into the club house – Tony Mulkey
  - f. City's MainStar Financial system must be reviewed for potential duplicate entries and other accounting irregularities WRT to DGC expenses – Tony Mulkey
    - i. Wages
    - ii. Electric
    - iii. Water & Sewer
    - iv. Maintenance
    - v. Other contractual services
    - vi. ISF
    - vii. Credit Card Services
  - g. Must review water and sewer expenses for DGC, appears rate anomalies may be occurring for DGC, maybe a general overview of city water rates and impact on DGC from both a financial and agronomy perspectives – Tony Mulkey / Blair Kline
  - h. Review and provide explanations of credit card fees and rates – Tony Mulkey,  
**Completed, 07/28/26**
  - i. Quarterly DGC budget review with GAC – Tony Mulkey / Blair Kline
- 7) Agenda Topics for September 2026 Meeting:
- a. *Course Maintenance*
    - i. *Status*
    - ii. *Progress*
    - iii. *Accomplishments*
    - iv. *Vendor Selection Process – DTE Contract*
    - v. *Oversight & spot checks*
  - b. *ISF Costs*
  - c. *DGC's 100<sup>th</sup> Anniversary Celebration*
    - i. *Events*
    - ii. *Pro Shop Merchandise*
    - iii. *Highland House*
  - d. *Nine Hole Memberships*
  - e. Review of Marketing Plan in Detail
    - i. Local

- ii. State
  - iii. National / International
- f. Data Collection IRT DGC – “Getting the Facts”
- g. Documentation to support DGC related decisions
- h. Course Maintenance
  - i. Status
  - ii. Progress
  - iii. Accomplishments
  - iv. Vendor Selection Process – DTE Contract
- i. Define the mission, role, priorities and goals of the Golf Advisory Committee
- j. Historical Perspective on DGC
- k. Long term plan for DGC
  - i. Prioritized Initiatives
  - ii. Roadmap
- l. Does DGC have a rainy-day fund, what is the spending criteria?
- 8) Agenda Items Completed:
  - a. Quarterly Financials – **Completed for Q3 2026 on 07/28/26**
  - b. Review DGC proposed annual budget for 2027 – **Completed, 07/28/26**
- 9) Golf Advisory Committee Items requiring additional clarification:
  - a. Review of pending actions items during meetings
  - b. Response to Bruno Korscchek letter suggesting DGC beatification services from the Dunedin Garden Club
  - c. Response to Walter Sweetzer (Dunedin Resident, DGC Member) during public comments on the potential offer of rebuilding / renovation of DGC course bathroom facilities at cost
- 10) Next Meeting of the Dunedin Golf Advisory Committee:
  - a. Date: September 29, 2026 (Tuesday)
  - b. Time: 5:30 PM EDT
  - c. Location: Dunedin Community Center Meeting Room
    - i. 1920 Pinehurst Road, Dunedin FL 34698
- 11) END: Dunedin Golf Advisory Committee Meeting Minutes for August 25, 2026**