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CITY OF COUNTRYSIDE

803 Joliet Road
Countryside, IL 60525
www.countryside-il.org

Meeting Minutes

Regular Meeting of the

FLAGG CREEK GOLF COURSE

ADMINISTRATIVE BOARD

Tuesday, September 15, 2026

6:00 PM

Council Chamber

Committee Members

Chairman – Michael Natale

Board Members – Member John Von Drasek, Member Tom Frohlich, Member Frank Urban, and Member Doug Whitaker

1. CALL TO ORDER.

The Flagg Creek Administrative Board Meeting was called to order at 7:07 p.m.

2. ROLL CALL.

Present: Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Absent: Chairman Natale

Also Present: General Manager Jeter, Finance Director Schutter

3. CONSENT AGENDA.

3.a. Paid invoices report for the period ended August 31, 2026.

3.b. Approval of the Flagg Creek Advisory Board Meeting Minutes of August 18, 2026.

Board Member Urban made a motion to approve the Regular Meeting Minutes from August 18, 2026 and paid invoices report for the period ended August 31, 2026. The motion was seconded by Board Member Whitaker.

The motion carried by the following vote:

Aye: 4 Board Member Frohlich, Board Member Urban, Board Member Whitaker, and Board Member Von Drasek

Absent: 1 Chairman Natale

Nay: 0

4. NEW BUSINESS

4.a. Rounds Report for August, 2026.

General Manager Jeter said that August was a challenging month for rounds, we had several storms and periods of heavy rain that kept golfers off the course.

We hosted 7,008 rounds in August, which was 976 rounds below the prior year. Year to date, we are now at 1,598 rounds behind the prior year.

While the weather presented a significant challenge in August, we will continue to focus on maximizing play and closing the gap as we move into the remainder of the season.

4.b. Presentation and discussion on the monthly financial report for the period ended August 31, 2026.

YTD revenues are down by approximately $84K and $101K from the prior year and budget respectively. The most recent GolfNow performance report we had approximately six less playable days in June and August combined which contributed to the result. Following record calendar years from 2021-2025 we are starting to see a slight pullback in both revenue and net margins. The record levels achieved from

consecutive seasons in the post Covid era.

Year to date capital outlays total just over $139K and consist of new carts at $35K, the purchase of new aerifier for the maintenance department, and lighting improvements of $60K. As of the end of August the lighting improvement project was completed and closed out.

Personnel costs as a percentage of revenue are reflected at 28% for the current year versus the prior year of 25% and the annual budget of 27%. The underperformance is based largely on the revenue results year to date.

The golf course is showing a net surplus deficit to the prior year in the amount of just over $130K. This marks the first calendar quarter of underperformance in the post Covid era for this metric as well.

4.c. Consideration to approve the profit sharing distribution for the fiscal year 2026 in the amount of $202,317.00.

Finance Director Schutter said that the City and Park District approved an Intergovernmental Agreement in June of 2014 also known as the 2014 Operating Agreement among the parties. The agreement, among other things, set forth the parameters for profit sharing distribution from the Golf Course to the City and Park District. Per Section 3E of the agreement the distribution is based on audited bank balances less an agreed upon reserve (historically $150,000) plus any additional discretionary reserves and less any liabilities owed to either party.

Lauterbach and Amen LLP are an independent auditing company and anticipate completing the fiscal year 2026 audit by mid to late October. Before the audit can be completed, the parties need to agree on a final profit sharing distribution, which must also be recorded in the financial statements. The City's Finance Department has reconciled the final cash balances of $602,317.00 through 4/30/26 and no auditor adjustments are expected to this total.

Board Member Von Drasek asked for a motion to approve the profit sharing distribution for the fiscal year 2026 in the amount of $202,317.00 and bring it to City Council and Park District for approval.

Board Member Urban made a motion to approve the profit sharing distribution for the fiscal year 2026 in the amount of $202,317.00 and bring it to City Council and Park District for approval. The motion was seconded by Board Member Whitaker.

The motion carried by the following vote:

Aye:	4	Board Member Frohlich, Board Member Urban, Board Member Whitaker, and Board Member Von Drasek
Absent:	1	Chairman Natale
Nay:	0	

5. ADDITIONAL ITEMS

General Manager Jeter said that he has spoken to this board about Martin Design Golf Company. Mr. Martin, from Martin Design Golf Company sent Mr. Jeter a submittal letter for the Golf Course Architecture and master planning services as outlined for the Flagg Creek Golf Course for the next ten years.

I have recently talked to Mr. Martin about the driving range; I think that is where our focus needs to be. I don't know if this is something we should pursue and maybe bring it back next month and vote on it.

Board Member Whitaker said he thinks it is pointless to talk about it unless we know what the cost is. Board Member Von Drasek said get the cost and then bring it forward. General Manager Jeter said that if we contract Greg he can get all the pricing on the different items. General Manager Jeter said it will cost $17K for Greg to do the master plan and I will bring information back to the Board.

6. ADJOURNMENT

Board Member Von Drasek asked for a motion to adjourn the meeting.

The motion was made by Board Member Frohlich to adjourn the meeting and seconded by Board Member Urban.

The motion carried by the following vote:

Aye:	4	Board Member Frohlich, Board Member Urban, Board Member Whitaker, and Board Member Von Drasek
Absent:	1	Chairman Natale
Nay:	0	

Board Member Von Drasek declared the meeting adjourned at 7:27 p.m.

Approved:

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Chairman Michael Natale

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