



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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July 14, 2017

**MEMORANDUM**

**TO:** Frank Abbate, Interim County Manager

**RE:** Item IV., Termination of Golf Course Management Agreements for The Habitat, Spessard Holland, and Savannahs Golf Courses by Integrity Golf Company

The Board of County Commissioners, in special session on July 13, 2017, directed staff to immediately begin negotiations and enter into a temporary management agreement simultaneously with either Cypress Golf Management or International Golf Management, not to exceed a six-month period; approved authorization to issue an Request for Proposals (RFP), upon approval by the Board, to seek a long-term solution; granted permission to transfer approximately \$705,000 that is currently in Reserves in Fund 4311, a Golf Reserve Fund, in that same fund, but to place it in the operating line item to be able to pay for management services; and authorized the Chairman to execute the agreement.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK**

Tammy Rowe, Deputy Clerk

**cc:** Each Commissioner  
County Attorney  
Parks and Recreation  
Finance  
Budget

## **Abbate, Frank B**

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**From:** Donner, Mary Ellen  
**Sent:** Thursday, July 13, 2017 8:33 AM  
**To:** Abbate, Frank B; Valdengo, Venetta; Liesenfelt, Jim; Soss, Matthew  
**Cc:** Wojciechowski, Larry; Eichenlaub, Sue; Lopez, Hector J; Renninger, Melissa L  
**Subject:** FW: Termination Letter  
**Attachments:** Brevard County\_termination letter.pdf

Good Morning:

Please find attached to termination letter from Integrity Golf.

Sincerely,

**Mary Ellen Donner, CPRP**

**Parks and Recreation Director**

**2725 Judge Fran Jamieson Way, Bldg B**

**Viera, FL 32940**

**Phone (321) 633-2046 (x32)**

**Email [maryellen.donner@brevardparks.com](mailto:maryellen.donner@brevardparks.com)**

**Web [www.brevardparks.com](http://www.brevardparks.com)**



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**From:** Gene Garrote [<mailto:ggarrote@integritygolfco.com>]

**Sent:** Thursday, July 13, 2017 8:28 AM

**To:** Donner, Mary Ellen

**Subject:** Termination Letter

Hi Mary Ellen,

Please see the attached notice of termination that we discussed yesterday. I have not informed the staff at each of the properties, but I plan on doing so later this afternoon. If you prefer that I postpone having these conversations until you decide on how the properties will be managed moving forward, I have no problem doing so. Please let me know either way.

As I stated on our call and in the letter, I want nothing but the best for Brevard County.

Respectfully yours,  
Gene

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Sent Via Email and Certified Mail

July 12, 2017

Brevard County Florida Parks and Recreation Department  
Ms. Mary Ellen Donner, Parks and Recreation Director  
2725 Judge Fran Jamieson Way # B  
Melbourne, FL 32940

Re: Termination of Leases

Dear Mary Ellen Donner,

It is with my sincere respect and admiration that I respectfully terminate the Brevard County Management Agreements for The Habitat at Valkaria Golf Course, Spessard Holland Golf Course, and Savannahs Golf Club executed on January 12, 2016 between IGC-Habitat Golf Course, LLC, IGC-Spessard Holland Golf Course, LLC, and IGC-Savannahs Golf Course, LLC respectively. The net loss for the three properties is not something we can continue to subsidize financially. Over the last few weeks, we have been trying to come up with a feasible plan to continue operations of the golf club, and despite the hard work and enormous investment we have placed at the Brevard County Golf Courses since inception, in addition to our engagement with Cypress Golf Management to further enhance the condition of the golf courses, we have no choice but to terminate this agreement on the date set forth in this letter.

If I may, I would suggest that Cypress Golf Management continues the operations of the golf courses until more permanent solution is found if you choose to as Cypress Golf Management is already well adapted to the community and their diverse background in operations and especially agronomy will sustain the stability of the golf courses without any interruptions. I would assist in every way possible for a smooth transition of this arrangement. This would also come with a termination 'without cause' provision which is fairly common under a management structure. I believe that the Brevard County Golf Courses have come a long way since our inception and I am confident that the properties will be profitable in the near future with the right company operating them.

Regardless of the successor and structure decided, I can no longer provide management services under our current agreement. We will work diligently to transition without any disturbance to the operations of the golf clubs and its members. Our last day to operate these facilities will be July 30 2017, but would be willing to facilitate an earlier exit if so desired. Please feel free to contact me at your convenience so we can work together to begin transitioning management of the club.

Respectfully,

*Gene Garrote*

Gene Garrote  
CEO

IGC-Habitat Golf Course, LLC  
IGC-Spessard Holland Golf Course, LLC  
IGC-Savannahs Golf Course, LLC

cc: Alan Taylor, ESQ  
Adam Russo, ESQ  
Matt Sous, Brevard County

*2 weeks  
what does the  
contract say?*

