

AGENDA
VBBC Board Meeting
December 16, 2025

Call to Order

Approval of Minutes

Financial Report- Trooboff

Managers' Report - Webers

Old Business

Interior phase II - Leonard, Brockelman

Wall monitor - Trooboff

East wall signage - Espy

New Business

Election of Officers - Conlon

Check signers - Conlon

Executive Session

Adjournment

**Minutes of Meeting
Board of Governors Vero Beach Bridge Club
November 18, 2025**

The regular meeting of the Board of Governors of the Vero Beach Bridge Club (VBBC) was called to order by President, Denis Conlon, at 9:30 am. Board members attending: Paula Brockelman, Ann Espy, Chilly Foresman, Julie Geer, Ellen Silverstein and Louann Yates. Absent: Grace Leonard, Steve Trooboff
Others attending: George Weber.

The Minutes of the meeting held on October 21, 2025 were approved.

FINANCIAL REPORT

Steve submitted the financial report which is available for review. As he was unable to attend, the Board will review the financial situation at the December board meeting.

MANAGERS' REPORT TO THE BOARD

George gave an overview of the written Managers' report which is available for review. The cut off for paying dues is January 31st. **Effective February 1st**, guest fees will be charged for all non members.

October 2025 F2F play increased by 27% when compared to October 2024.

The Board would like to thank Grace Leonard and Mac MacBain who organize the house player lists for the Wednesday and Friday morning games, respectively.

OLD BUSINESS

Interior Phase II: The Board has approved the \$8,260 estimate to remove existing and install new flooring in the front hall and kitchen area. The Board is re-thinking the replacement of the carpet in the upper area contingent on a maximum cost of \$25,000 and feedback from the contractor on some questions.

The Board has also approved the purchase of 20 new tables for approximately \$1,000.

Wall Monitor: Steve will present a plan at the December meeting. The monitor will be given a test run in the Boardroom.

East wall signage: The Board has agreed to proceed with this project. Ann will draft a RFP to be reviewed at the next meeting.

NEW BUSINESS

The Annual Meeting has been scheduled for **Monday, December 8th at 1:00 PM.**

EXECUTIVE SESSION

The next Board of Governors meeting will be held on **December 16, 2025 at 9:30 AM.** The meeting adjourned at **11:20 AM.**

Oct-Nov Financial Report
Steve Trooboff, Treasurer

It appears we have reached a fairly level state of operations month to month. As you know, we are largely a cash business so that depending on days of the month, private club games and donation levels month to month results will vary a good deal. But, in the end, and year to date, they tend to level out.

In November, it appears we're reporting two month of SE Carolina income, revenues that might be in jeopardy in the coming calendar year as ACBL changes its charges for these games. At the same time, we're also showing no games at Riomar. Our F2F game revenues are up substantially. On a year to date basis, we're within a few thousand dollars of income 2024 vs 2025 and that's with \$7000 less in donations.

Our expenses are quite level month to month. Given non-cash charges, our cash position even after considerable building upgrade expenses remains strong and is growing.

In all, a solid report. I am sure you all felt the very positive vibe at the Annual Meeting, so different than a year or two ago. People are happy with the way the Club is being run; Jan and George's leadership; like the indoor and outdoor remodeling. A very positive story both operationally and financially.

Steve

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Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of November 30, 2025

	TOTAL		
	AS OF NOV 30, 2025	AS OF NOV 30, 2024 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
Business MMA	164,407.92	159,635.80	4,772.12
Merrill Lynch - EMA	134,433.47	55,398.57	79,034.90
Seacoast National Bank	198,022.13	146,732.45	51,289.68
Total Bank Accounts	\$496,863.52	\$361,766.82	\$135,096.70
Other Current Assets			
Advertising rebate receivable	3,553.99	2,889.74	664.25
Prepaid Insurance	16,628.73	12,072.71	4,556.02
Total Other Current Assets	\$20,182.72	\$14,962.45	\$5,220.27
Total Current Assets	\$517,046.24	\$376,729.27	\$140,316.97
Fixed Assets			
Accumulated depreciation	-174,867.41	-168,027.41	-6,840.00
Bridge Game Machines	32,059.07	32,059.07	0.00
Equipment	3,192.39		3,192.39
Furnishings	110,992.93	101,496.05	9,496.88
Land and Building	1,169,572.63	1,167,571.73	2,000.90
Parking lot	311,747.08	311,747.08	0.00
Total Fixed Assets	\$1,452,696.69	\$1,444,846.52	\$7,850.17
Other Assets			
Electric deposit	1,513.00	1,513.00	0.00
Total Other Assets	\$1,513.00	\$1,513.00	\$0.00
TOTAL ASSETS	\$1,971,255.93	\$1,823,088.79	\$148,167.14
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,832.56	8,281.15	-5,448.59
Total Accounts Payable	\$2,832.56	\$8,281.15	\$ -5,448.59
Credit Cards			
Bank of America Credit Card 2681	3,137.75	1,929.12	1,208.63
Credit Card 1994	0.00	99.99	-99.99
Total Credit Cards	\$3,137.75	\$2,029.11	\$1,108.64
Other Current Liabilities			
Payroll Liabilities			
Federal Taxes (941/944)	1,291.93	1,164.89	127.04
FL Unemployment Tax	1.13	0.00	1.13
Total Payroll Liabilities	1,293.06	1,164.89	128.17

Vero Beach Duplicate Bridge Club, Inc.

Balance Sheet

As of November 30, 2025

	TOTAL		
	AS OF NOV 30, 2025	AS OF NOV 30, 2024 (PY)	CHANGE
Total Other Current Liabilities	\$1,293.06	\$1,164.89	\$128.17
Total Current Liabilities	\$7,263.37	\$11,475.15	\$ -4,211.78
Total Liabilities	\$7,263.37	\$11,475.15	\$ -4,211.78
Equity			
Building Sinking Fund	167,500.00	149,500.00	18,000.00
Donations Received Since Inception	559,415.00	559,415.00	0.00
Retained Earnings	1,208,024.70	1,071,349.59	136,675.11
Net Income	29,052.86	31,349.05	-2,296.19
Total Equity	\$1,963,992.56	\$1,811,613.64	\$152,378.92
TOTAL LIABILITIES AND EQUITY	\$1,971,255.93	\$1,823,088.79	\$148,167.14

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

November 2025

	TOTAL		
	NOV 2025	NOV 2024 (PY)	CHANGE
Income			
Bridge Playing Fees	16,932.00	15,452.00	1,480.00
ACBL BBO		1,193.99	-1,193.99
Moorings	1,496.00	1,262.00	234.00
Riomar	280.00	1,640.00	-1,360.00
SE Carolina BBO	3,422.47		3,422.47
Treasure Coast Bridge League		396.00	-396.00
Vero Beach Country Club	1,562.00	1,485.00	77.00
Total Bridge Playing Fees	23,692.47	21,428.99	2,263.48
Dues	12,994.75	15,550.00	-2,555.25
Education Income			
Books	430.00	168.00	262.00
Lessons	5,010.00	4,864.00	146.00
Total Education Income	5,440.00	5,032.00	408.00
Kitchen Income	330.00	305.00	25.00
Total Income	\$42,457.22	\$42,315.99	\$141.23
GROSS PROFIT	\$42,457.22	\$42,315.99	\$141.23
Expenses			
Bridge Expenses			
ACBL fees	973.71	60.00	913.71
Bridge Supplies	296.66	804.96	-508.30
Director Fees	4,812.00	5,264.00	-452.00
Kitchen Provisions	1,459.39	1,874.05	-414.66
Total Bridge Expenses	7,541.76	8,003.01	-461.25
Education Expenses			
Advertising - Education		232.50	-232.50
Teacher Fees	1,820.00	1,965.00	-145.00
Total Education Expenses	1,820.00	2,197.50	-377.50
Facilities Expenses			
Building Repairs	87.99		87.99
Cleaning	1,800.00	900.00	900.00
Insurance		1,545.18	-1,545.18
Landscaping	460.00	446.25	13.75
Pest Control	805.30	174.00	631.30
Property Taxes	3,929.61		3,929.61
Security Alarm System	37.40	37.40	0.00
Supplies	751.86	157.70	594.16
Utilities	1,165.18	1,144.47	20.71
Total Facilities Expenses	9,037.34	4,405.00	4,632.34

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

November 2025

	TOTAL		
	NOV 2025	NOV 2024 (PY)	CHANGE
Management and General Expenses			
Accounting Fees	800.00	800.00	0.00
Bank Charges	210.30	378.29	-167.99
Club Manager Salary	6,583.00	6,308.76	274.24
Computer Expense	197.99	321.98	-123.99
Copier Lease	590.25	574.46	15.79
Depreciation Expense	570.00	570.00	0.00
Internet Expenses	999.99	780.99	219.00
Office Supplies		10.71	-10.71
Payroll Tax Expenses	539.64	482.62	57.02
Postage	4.61		4.61
Telephone		125.20	-125.20
Telephone/Internet	126.60	119.46	7.14
Total Management and General Expenses	10,622.38	10,472.47	149.91
Payroll Expenses			
Wages	465.00		465.00
Total Payroll Expenses	465.00		465.00
Total Expenses	\$29,486.48	\$25,077.98	\$4,408.50
NET OPERATING INCOME	\$12,970.74	\$17,238.01	\$ -4,267.27
Other Income			
Dividend Income	455.70	221.08	234.62
Donations	6,777.00	5,485.00	1,292.00
Interest Income	333.36	549.16	-215.80
Total Other Income	\$7,566.06	\$6,255.24	\$1,310.82
Other Expenses			
Interior Redecorating	226.07		226.07
Total Other Expenses	\$226.07	\$0.00	\$226.07
NET OTHER INCOME	\$7,339.99	\$6,255.24	\$1,084.75
NET INCOME	\$20,310.73	\$23,493.25	\$ -3,182.52

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October - November, 2025

	TOTAL		
	OCT - NOV, 2025	OCT - NOV, 2024 (PY)	CHANGE
Income			
Bridge Playing Fees	34,171.00	28,613.00	5,558.00
ACBL BBO	101.83	1,193.99	-1,092.16
Moorings	1,496.00	1,262.00	234.00
Riomar	280.00	1,640.00	-1,360.00
SE Carolina BBO	5,760.93		5,760.93
Treasure Coast Bridge League		396.00	-396.00
Vero Beach Country Club	1,942.00	1,755.00	187.00
Total Bridge Playing Fees	43,751.76	34,859.99	8,891.77
Dues	13,719.75	15,700.00	-1,980.25
Education Income			
Books	653.00	240.00	413.00
Lessons	7,054.00	7,463.00	-409.00
Total Education Income	7,707.00	7,703.00	4.00
Kitchen Income	744.00	506.00	238.00
Recruitment Bonus		30.00	-30.00
Total Income	\$65,922.51	\$58,798.99	\$7,123.52
GROSS PROFIT	\$65,922.51	\$58,798.99	\$7,123.52
Expenses			
Bridge Expenses			
ACBL fees	1,412.89	60.00	1,352.89
Bridge Supplies	648.41	1,631.98	-983.57
Director Fees	8,180.00	8,104.00	76.00
Kitchen Provisions	2,692.82	2,668.16	24.66
Repair & Maintenance		125.00	-125.00
Total Bridge Expenses	12,934.12	12,589.14	344.98
Education Expenses			
Advertising - Education	257.00	232.50	24.50
Book Purchases	191.15		191.15
Teacher Fees	2,800.00	3,175.00	-375.00
Total Education Expenses	3,248.15	3,407.50	-159.35
Facilities Expenses			
Building Repairs	769.79	608.25	161.54
Cleaning	1,800.00	1,800.00	0.00
Furniture & Fixtures		239.12	-239.12
Insurance		3,090.36	-3,090.36
Landscaping	920.00	892.50	27.50
Pest Control	1,126.30	1,069.59	56.71
Property Taxes	3,929.61		3,929.61
Security Alarm System	74.80	74.80	0.00

Vero Beach Duplicate Bridge Club, Inc.

Profit and Loss

October - November, 2025

	TOTAL		
	OCT - NOV, 2025	OCT - NOV, 2024 (PY)	CHANGE
Supplies	1,117.35	388.81	728.54
Utilities	2,659.63	2,428.18	231.45
Total Facilities Expenses	12,397.48	10,591.61	1,805.87
Management and General Expenses			
Accounting Fees	1,600.00	1,600.00	0.00
Bank Charges	225.32	383.46	-158.14
Club Manager Salary	13,166.00	12,617.52	548.48
Computer Expense	265.99	519.97	-253.98
Copier Lease	1,200.95	1,173.97	26.98
Depreciation Expense	1,140.00	1,140.00	0.00
Dues, Licenses, Fees		2,066.05	-2,066.05
Internet Expenses	1,899.98	1,431.98	468.00
Office Supplies	153.10	48.33	104.77
Payroll Tax Expenses	1,094.40	965.24	129.16
Postage	86.17		86.17
Telephone	126.84	250.40	-123.56
Telephone/Internet	438.09	238.92	199.17
Total Management and General Expenses	21,396.84	22,435.84	-1,039.00
Payroll Expenses			
Wages	1,125.00		1,125.00
Total Payroll Expenses	1,125.00		1,125.00
Total Expenses	\$51,101.59	\$49,024.09	\$2,077.50
NET OPERATING INCOME	\$14,820.92	\$9,774.90	\$5,046.02
Other Income			
Dividend Income	906.39	445.94	460.45
Donations	13,212.00	20,005.00	-6,793.00
Interest Income	677.12	1,123.21	-446.09
Total Other Income	\$14,795.51	\$21,574.15	\$ -6,778.64
Other Expenses			
Interior Redecorating	226.07		226.07
Other Miscellaneous Expense			
Chair recovering	337.50		337.50
Total Other Miscellaneous Expense	337.50		337.50
Total Other Expenses	\$563.57	\$0.00	\$563.57
NET OTHER INCOME	\$14,231.94	\$21,574.15	\$ -7,342.21
NET INCOME	\$29,052.86	\$31,349.05	\$ -2,296.19

December 16, 2025 - Managers' Report

1. We had 565.5 F2F tables in November, 140.5 of which were held in country clubs. This represents a 13.3% increase when compared to October 2025 when we had 499 F2F tables. F2F tables in November 2025 increased by 27 tables from November 2024, (538.5) representing a 5% increase.

The actual VBBC in-house tables for November 2025 was 425, compared to October 2025 when we had 466. This represents a 8.8% decrease. November 2025 compared to November 2024 shows an increase of 18.5 tables (4.5%) actual VBBC in-house tables.

From December 1 through 14, 2025 we had 247 F2F tables, as compared to December 1 through 14, 2024 when we had 208.5 F2F tables. So far in December, the in-house tables were 180 as compared to 159 for the same period last year. This represents a 13.2% increase.

Fiscal year-to-date (October and November 2025) in house tables totaled 891 compared to the same period last year which was 768, an increase of 16%.

2. Online sponsored game tables in November decreased to 487 from 588 in October 2025. Gross income for the month of November 2025 totaled \$ 3,034.28 broken down as follows: \$2,734.10 for sponsored games; \$300.18 for our members playing in other SE Carolina games. Online income in November decreased \$388.19 from October. December online games are 266 month-to-date as compared to 267 for the same time period last month.
3. The December sectional had 115 tables, grossing \$ 6,900. ACBL expenses totaled \$ 3,027. In house expenses were \$1,163. Profit: \$2,710. The December tournament in 2024 profited \$1,495 with 96 tables. Thank you to the hospitality committee and other members who generously prepared food and made donations.
4. Bridge classes continued in November. There are 24 in Jim/Lyn's intermediate class. Gail's defense class continued from prior month. Jan's beginners did not have enough enrollment to run.
5. We have started collecting Dues for 2026. As of December 14, 2025 there are approximately 375 paid members.
6. The managers would like to thank the decorating committee for the beautiful Holiday decorating.
7. Barbara Seagram registrations for January 13 and 20, are up to approximately 60 for each day.
8. A monthly morning weekday limited team game begins January 22, 2026.
9. Play with the Aces is scheduled for January 15. Participants will have their own section. Lunch will be served.

10. Twenty new card tables were delivered and set up in downstairs bridge room.
11. Ron Adrews has completed gutter cleaning. He also made some minor repairs to a sagging gutter. The bi-annual schedule for gutter cleaning will be near Thanksgiving and Memorial Day.
12. The carpets and couches were cleaned.

Respectfully submitted,

George and Jan Weber

