

**New Seabury Club Members Associates, LLC**  
**October 12, 2017**  
**Board Meeting Minutes**

The Board meeting on October 12, 2017, was called to order at 6:00 p.m. by Chairman Richard McGrail. Board members present were Bill McCormick, Richard McGrail, Paul Stenberg, Sharon Bazarian, Bill Blaisdell. Rick Quinby and Kevin Kelly participated via conference call.

**A motion was made to accept the September 14, 2017, BOM meeting minutes as submitted by the Secretary Sharon Bazarian. The motion was seconded and unanimously approved.**

**Chairman Richard McGrail presented the Treasurer's report. A motion was made to accept the Treasurer's report as submitted. The motion was seconded and unanimously approved.**

#### **Club Management Update**

Mr. McGrail updated the Board on his conversations with Paul Mr. Kruzel regarding his responses to the member's questions raised at the August 27, 2017, Annual Members meeting. As a result of these conversations, Mr. McGrail submitted a number of clarifying suggestions to Mr. Kruzel in writing on behalf of the Board. A revised document was submitted and reviewed by the Board. It was agreed that Mr. McGrail would draft a cover letter and circulate the Club Management's responses to the membership on 10/13/2017.

At 6:15 Mr. McGrail welcomed Paul Kruzel and Zavan Yaralian to the meeting. Mr. McGrail explained to Mr. Kruzel that the BOM had reviewed the updated Annual Meeting Q&A document he submitted and would circulate verbatim per his request on October 13, 2017. Mr. McGrail agreed to copy Mr. Kruzel on the distribution.

Mr. Kruzel kicked off his update with a brief discussion of the decision to hold 2018 member dues at 2017 levels. He explained that the notice of the dues decision had been recently emailed. He said comments from the members have been positive. Mr. Kruzel went on to explain the Club is reviewing all current member fees for possible adjustment for the 2018 season. He said he hoped to have information to release to membership on these efforts shortly. In conjunction with these efforts, Mr. Kruzel also explained that the club is in the process of developing the new 2018 membership plans, rules and regulations documentation. These are minor updates to correct errors, eliminate conflict between documents, and reflect the new fee structures once finalized. Mr. Kruzel agreed to circulate the material for review and comment. He said he

anticipated this material and the proposed 2018 capital expenditure budget ready before the end of October.

An update on the Golf Master Plan was the next topic of discussion. Mr. Kruzel stated that the Club is committed to the course renovations program. Mr. Kruzel reported that work with Bruce Hepner is ongoing. The next step is the bidding process to develop budgetary numbers for the overall project. The goal is to begin the construction work on the Dunes course immediately after Labor Day 2018. All work on the Dunes course will be finished by Memorial Day 2019. After Labor Day 2019, renovations on the Ocean Course commence with completion targeted for Memorial Day 2020. Mr. Kruzel will send out progress reports to the members as the process moves along.

Ms. Bazarian asked Mr. Kruzel how members that only have Dunes course playing privileges will be handled during the renovations. Mr. Kruzel stated the issue hadn't been addressed as yet but agreed to follow up with the Board with an answer.

An update on work in progress at the practice area concluded the golf discussion. This area is designated as a Section Five conservation area. This limits fertilizer and pesticide usage which makes it very challenging to maintain high level playing conditions in the practice area. Greens keeper Scott Nickerson is investigating the implementation of an organic program as a possible solution to this problem.

The final topic of the capital improvements discussion was regarding the Popponesset Inn. Mr. Stenberg asked Mr. Kruzel about the status of the Poppy renovation. Mr. Kruzel explained that the Poppy renovation has been abated. It is not going forward at this time. In 2018 there will be minimal changes to the Poppy.

Mr. Kruzel also stressed the importance of the Board and Club Management working to increasing membership going forward. Chairman McGrail explained the Board was of like mind and understood the need to move forward. To that end, a number of suggestions were offered.

- Reduced initiation fees
- Waive the initiation fee for adult children of members
- Implement a "return to club" program for members that left the club in the last two years
- Provide an on-going upgrade opportunity for lifestyle members to move to golf at a reduced initiation rate

The final topic with Management was regarding the 2017 NSBOM Member Satisfaction Survey. Mr. McGrail explained that the Board was in development of our 2017 member survey. The goal is to distribute the document on October 27th. As was done in 2016, Mr. McGrail offered Mr. Kruzel the opportunity to review and comment on the document before it is circulated. Mr. Kruzel suggested that the members may be "surveyed" out

and didn't feel another member survey was needed at this time. Mr. McGrail reiterated that the survey would be going forward on October 27 and agreed to send a courtesy copy to Mr. Kruzel and Mr. Yaralian on October 20, 2017 for their reviewed and input should they change their mind and decide to participate with the effort.

**The meeting with Mr. Kruzel and Mr. Yaralian concluded at 7:15**

### **BOM Meeting Schedule**

With half the BOM members living off cape during the offseason, it's become a bit of a challenge to meet as a group on Thursday evenings. The group discussed alternatives but it was agreed to let it stand as is for the remainder of the year.

### **IT Infrastructure Review**

Mr. McGrail reviewed the final IT Infrastructure proposal that had been circulated prior to the meeting. The final recommendations were to make [newseaburybom@gmail.com](mailto:newseaburybom@gmail.com) the primary and only active email address for the NSBOM. Licenses for Constant Contact and Survey Monkey would be purchased and registered to NSBOM, and the project to upgrade the NSBOM website move ahead.

**A motion was made to proceed with the upgrade recommendations as presented. The motion was seconded and unanimously approved.**

### **Members Survey**

This agenda item was addressed during the meeting with Club Management. See Club Management Update above.

**There being no further business, a motion was made and seconded to adjourn the meeting at 7:59 p.m. The motion was unanimously approved.**

Respectfully submitted,

Sharon Bazarian  
Secretary