

New Seabury Club Members Associates, LLC

September 14, 2017

Board Meeting Minutes

The Board meeting on September 14, 2017 was called to order at 5:45 p.m. by Chairman Richard McGrail. Board members present were Bill McCormick, Bill Blaisdell, Mike Richardson, and Paul Stenberg. Kevin Kelly attended via conference call; Sharon Bazarian was unable to attend.

A motion was made to accept the August 27 the BOM meeting minutes as submitted by the Secretary Bazarian. The motion was seconded and unanimously approved.

Mr. Richardson presented the Treasurers report. A motion was made to accept the Treasurers report as submitted. The motion was seconded and unanimously approved.

Club Management Meetings

Mr. McGrail updated the Board on meetings and subsequent telephone conversations with General Manager Paul Kruzel regarding 2017-2018. The working relationship between the Board and Club management was reviewed and it was agreed that Mr. Kruzel would be attending the BOM meetings going forward. Mr. Kruzel also requested that all formal communication from the BOM continue to be directed to him. It was also agreed that all official communication from the BOM would be presented through Chairman McGrail.

Mr. McGrail and Mr. Kruzel reviewed questions raised to the Board at the August 27, 2017 annual members meeting. Mr. McGrail agreed to provide Mr. Kruzel with the questions, and the Board's input, by September 18, 2017. Mr. Kruzel committed to review the document and respond by the first week of October.

Golf Course Master Plan

At 6 P.M. the meeting was joined by Mr. Kruzel and New Seabury Golf Superintendent Scott Nickerson. Mr. Kruzel and Mr. Nickerson presented the Club's master plan to upgrade both golf courses over the next two calendar years.

Mr. Kruzel explained that it has been several years since the last major refurbishment of both courses. The goals of the renovations are to improve member's golf experience

and to be viewed as competitive with other local clubs like Oyster Harbor, Eastward Ho, and Pocasset.

Therefore, approximately one year ago the club kicked off the process by initiating conversation with 15 golf architects. Based on review of preliminary proposals and interviews, the field was cut to 6. Following more detailed discussions, the field was narrowed to 3 finalists. From the group of finalists, the club selected Hepner Golf Design from Traverse City, Michigan. Mr. Hepner worked for Tom Doak at Renaissance Golf Design for 10+ years, working on some of the best courses in the United States before starting his own firm in 2010. He has worked on Pacific Dunes in Oregon, Stream Song in Florida, Oyster Harbor on Cape Cod, and Piping Rock Club in New York which was named winner of the best course remodel in 2016 by Golf Digest. Mr. Hepner was also nominated for 2016 Golf Course Architect of the year.

The recent member survey identified several issues the members feel need to be addressed. Specifically, 89% feel that the bunkers need to be upgraded, 82% identified drainage as a major issue, 75% recommend fairway expansion, 55% identified issues with grading on the 7th and 14th holes. All of these issues were presented to Mr. Hepner for consideration in his redesign of the Dunes course. The Ocean course issues included reworking bunkers, improving drainage, reshaping selected fairways and improving the general aesthetics of the course.

Mr. Kruzel explained that the plans are still preliminary. Therefore, cost for the renovations is not known at this time. Mr. Kruzel stressed that the improvements would be funded by the club as part of their annual capital investments. Assuming the project moved forward, renovations could start in the Fall of 2018. Mr. Kruzel agreed to keep the BOM in the loop and return with periodic updates on the project as appropriate.

IT Infrastructure review

Mr. McGrail presented the group with a preliminary overview of the BOM's existing IT systems and operations. It was agreed that the existing approach needs to be improved. Mr. McGrail, with the assistance of Mr. Kelly, agreed to develop a proposal detailing recommended upgrades. The material will be prepared for review at the October meeting.

Communications Committee

The Board discussed the need to improve and increase communication between the BOM and membership. It was suggested that a new committee be formed specifically to manage communications. This group will be responsible for monitoring and responding to member emails, developing a calendar of communications, etc.

A motion was made to establish a communications committee. The motion was seconded and unanimously approved.

The committee being established, Mr. Blaisdell and Mr. Stenberg volunteered for this assignment.

2017 Member Survey

The group discussed the process and timing for the annual BOM membership satisfaction survey. It was agreed the document should be distributed in October. Mr. Richardson volunteered to take on this project as the person who coordinated the effort last year is no longer on the Board. Mr. Richardson will provide a status update at the October meeting.

There being no further business, a motion was made and seconded to adjourn the meeting at 8:20 p.m. It was approved unanimously.

Respectfully submitted,

Sharon Bazarian