

**THE CLUB AT NEW SEABURY
BOARD OF MANAGERS MEETING**

MAY 12, 2016

Meeting Minutes

Present: Bill Blaisdell, Darlene Furbush, Bruce Lehman, Bill McCormack,
Mike Richardson, Joe Pedula, and Paul Stenberg.

The Board reviewed and approved the November 12, 2015 Minutes

Treasurers report was presented reflecting two accounts:

- General Funds thru 4/30/16 and
- Members Rights Committee thru 5/19/16. Payments from MRC account have been made for legal service and hall rental.

Golf: Bill Blaisdell

The one-day member-guest scheduled for May 13 has been cancelled due to lack of attendance.
95 women have signed up for NSWGA events.

Food/Beverage: Mike Richardson

Matt Gelly has planned two events: “Wine down Wednesdays” and “Tiki Bar Thursday’s”
The Lure will continue with football Sunday’s in the Fall. No grills on the weekends.
A new club dining menu will be introduced on May 21. A wine dinner is planned for June 23 with
an estimated cost per person to be between \$65-\$85.

Fitness: Joe Pedula

Contrary to previous reports, Tony Colesano has not resigned.

Camp New Seabury: Darlene Furbush

Between 143-145 campers have signed up for the 2016 season

Board Nominations

Three Board members’ terms will conclude this year:

Bill Blaisdell, Bill McCormack, and Mary Schwartz

A Nomination letter will be sent by the Club in their next mailing

Bill Blaisdell discussed “paper roads” relative to Section 5 development. Has
New Seabury completed the necessary process of with the Town of Mashpee?

Mike Richardson provided the Board with a detailed review relative to the right of first refusal?
A separate document was provided to the Board.

The Board spent time to review a list of several questions to discuss with Management:
Since the March 17, 2016 letter sent by the Club to all members and the establishment of the
Members Rights Committee (MRC) a subcommittee of the Board of Managers, there has been
many unanswered questions that need to be addressed by Club representative(s).

- Court order/May 27 election date
- Membership anger

- Members confusion relative to understanding of election options
- New membership rules and regulations. Impact to members
- Mother's Day attendance
- Golf course update
- Tournaments
- Phone systems
- Staff updates
- Memberships: new and resignations
- Life style membership, who is allowed?
- Tennis and Golf fees increases. Consider free tennis passes (like swim)
- Feedback: Lure grill, Sand Wedge, new "culinary expert, and Poppy

Joint meeting with Paul Kruzel and Pat Hurrie

Paul Kruzel overview

Projects:

Lure -- will open May 28. New awnings have been installed
 Inn – newly painted, refreshed menu, and additional parking
 Wine Tasting is planned for June 23
 Sand Wedge (formerly Snack Bar) new offerings and free locally brewed coffee
 Beach—new chairs and umbrellas
 Pool—will open weekends starting May 28, and 7 days/week starting June 18
 Kids Camp---Rachel Ledgewood will return again this year
 Fitness—Tony Colesano has a full set of programs for 2016
 Tennis—soft opening May 28. Cody Hunter returns from Vero Beach
 Web Site—New Seabury web site is on line
 Phones—Expect to have a new IP based system up by late June
 Surveillance Cameras –16 have been installed throughout the property
 Golf—Ryder Cup this weekend. Range is opened
 Course-- Management is pleased with the progress of green replacements
 An Agronomist is planning to visit sometime in June
 Facilities-- The plan is to replace the back area of the Club.
 Real Estate – Phase I 13 sold, Phase II 44 planned, 4 sold 8 to be built.
 Poppy Island Bridge--An Aug. 13 meeting is planned to address a conservation issue
 Membership: 12 new applications have been received for processing.

Q and A

Mr. Blaisdell What is the status of the court order?

Mr. Kruzel The issue is with the attorneys, getting forms in, no true determination of date?

The 5/11 election date is suspended pending the result of the court hearing scheduled for May 27,

Mr. Kruzel continued and read the email that the Club sent out, and emphasized that despite the court order to "maintain the status quo regarding membership matters" anyone can take advantage of the new options if they choose to do so

Mr. Stenberg The members are very upset and angry, they are not receiving answers to their questions. Why such a short time line? Holding a members meeting on the Saturday before Easter in which many members were unable to attend (still off campus), comments from Club management that only "4 disgruntled members. The fact is that over 300 members attended a meeting last Saturday at a Church Hall to hear from others their questions and concerns

Mr. Kruzel No comment other to say answers will be coming from the attorneys.

Ms., Furbush Has anyone from the Club read thru the new Rules and Regulations? Very confusing. Is the Club's staff able to handle the questions from members?

Ms. Furbush What about Mother's Day attendance?

Mr. Kruzel Attendance was down, and did effect Club's wait staff

Mr. Hurrie There is a trend ("Threat") it could affect the utilization of all venues over the summer season.

Mr. Blaisdell Is there any plan to change/improve members' attitudes? Encourage members support?
No response offered

Ms. Furbush There is a need for a new phone system for the Pro Shop. Incoming calls continue to ring with no answer or forward to voice mail.

Mr. Kruzel This is will be addressed with the new IP system

Mr. Richardson The members are asking for time, so that the issues can be explained to the BOM and members. There is no doubt that an agreeable and positive solution can be worked out with management. The short time line, confusion of options, lack of response to members' questions from the Club, is preventing this to happen. Membership are willing to sit and meet with the Club. The whole issue is being poorly handled.

Mr. Stenberg Are the decisions on fee increases being determined locally? or New York?

Does New York hear and understand our frustrations? We know from public documents that New Seabury profits from last year are in the top 1% in the nation for similar clubs.

No response offered

Mr. Blaisdell Does the Club have a clear position from the Town on the issue of "paper roads" and the impact on Section 5 to build the new fitness center? Those would include local (zoning, conservation, etc.) as well as State DEP? Also, the release of liens from previous owner Chris Burden? Are there any outstanding permit applications for the proposed new Fitness Center?

No response offered

Ms. Furbush Are the Life Style memberships open to the anyone. Do applications go thru the standard process?
Response There is no cap on sports memberships

Fee Increases

Mr. Kruzel The club is consistent with a competitive landscape. Looking a zero based budgeting for all fees

Ms. Schwartz (via email) Tennis Guest fees for 2016?

The effect on members of the unreasonable 100% increase in Tennis Guest fees, rendering it impossible for many of our members to play at New Seabury. Many of our members are not physically able to play singles (one player on each side of the net, covering the entire court.) They need to play doubles (four people on one court, two on each side of the net.) Due to injury and health, some of our members cannot find a fourth person of similar ability among the membership to play with them, and have relied on inviting a non-member to fill in as a "fourth" so that they can play doubles tennis.

The increase in guest fees is completely out of line with other area clubs, and the consequence is that our members cannot find a "fourth" and therefore, are not able to use their membership to play tennis at New Seabury. (They instead pay \$10 to join in foursomes at King's Grant in Cotuit, and at other area clubs, for instance.)

Also, can you please advise the circumstance relative to the change in tennis staff?

Mr. Kruzel We will review and advise the guest policy.

Regarding staff, that is an “HR” issue and if you want an answer you can call them directly.

Final comments:

To make sure that golfers keep pace, they are looking at installing phones on tee boxes to place orders with the Sand Wedge

The Club dining room will be closed during the weekdays. The Sand Wedge area is open to the public

Paul Stenberg

June 9, 2016