

**THE CLUB AT NEW SEABURY**  
**BOARD OF MANAGERS**  
**ANNUAL MEETING**  
**August 25, 2013**  
**3:00 PM**

The New Seabury annual members meeting took place on Sunday in the in the main dining room with approximately 35 members, board members, along with Steve Brennan General Manger/COO, Patrick Hurrie Director of Membership, and Scott Nickerson Golf Course Superintendent in attendance. At the conclusion of the open meeting, the new Board continued with a closed meeting.

Chair Darlene Furbush opened the meeting with an introduction of the Board of Managers and attending New Seabury Management. The BOM acts as an advisory to Club management expressing those concerns of all members. The intent is to improve members satisfaction

This past term, the Board has addressed issues dealing with Food Services, Tennis courts, and has continued to address golf course conditions, especially the greens on the Ocean course.

Attending members were invited to visit the [NewSeaburyBoardofMangers.com](http://NewSeaburyBoardofMangers.com) web page.

Treasurer Report Marybeth Crabtree. As of July 31, 2013 the balance on account was \$49,188.56, with annual expenses of \$5500 per year. New Club members are asked to join the members' forum at a one-time fee of \$250.

Ms. Furbush introduced the Board members in attendance, noting their respective assignments:

Bill Blaisdell: Golf and Green's committee  
Marybeth Crabtree: Treasurer, Tennis and Communications  
Darlene Furbush: Golf, Communication, and Greens committee  
Joe Pedula: Fitness  
Mike Richardson: Food/Beverage and Communication  
Mary Schwartz: Tennis, Kids Camp, and Fitness  
Paul Stenberg: Secretary and Golf

Board members, re-elected for a three year term, were announced as follows:  
Bill Blaisdell, Patricia Hoar, and Mary Schwartz.

MS Furbush highlighted the Clubs changes and improvements over the past 12 months.

- New Club house furniture
- New lockers at the Beach Club
- The 4<sup>th</sup> successful year for the Kids Camp
- Continuing to address the Ocean greens on 10, 12, and 15.  
Heavy rains and excessive heat and humidity caused these greens to be stressed

Steve Brennan General Manger

Capital expenditures over the past year, included

New Beach Club lockers

Addition of 42 pieces of golf equipment

New furniture for Club House bar and Deck areas

\$1.6M in capital projects, combination of \$800K out of pocket and rest in leases

Membership:

Currently a total of 825-830 all inclusive. There have been several category upgrades.

There are 520 golf memberships

Lure: Has been opened 7 days per week during the high season

. Police presence and Security, using bar scanners, continues to be a high priority

Construction:

Ocean Front: Building 17 homes, averaging 3000-4000 sq. ft.

Flat Pond: Two lots have recently been sold

Section 5: Ultimately, 200 homes are planned to be built.

It is up to New York as to a starting date

Projected price point \$500K-700K; 18k-24k square feet

Scott Nickerson Golf Course Superintendent

Overall the condition of both courses remain in good shape

The NSMGA surveys reflected a 95% favorable rating

The turf on Ocean 10, 12, and 15 greens are different from all the others.

Greens are stressed when a combination of soil temperature and high humidity exceed 150 degrees. Other Cape Cod courses were also affected.

Additional, the 10<sup>th</sup> green suffered from a fungus in July, and is now in full recovery.

Q and A

- Would the Club consider running ABCD type tournaments in the spring and fall?  
The Club is currently investigating for the 2014 season
- The Club is working with Woods Hole for proper DEP approvals.  
Seaside Village is also looking at permitting
- Can the Club advise the mowing schedules?  
In the summer, mowing starts at 6AM on weekdays and 5AM on weekends
- A cell tower located in the driving range area going thru the appropriate approvals with the Cape Cod Commission. Expected construction to begin in about 1 year
- Club Bar restoration?  
There remains some traction to relocate the bar to the Members Dining room.  
Not currently or a radar screen

October 9, 2013

Paul Stenberg