

New Seabury Members Association Board of Managers

New Seabury Club Members Associates, LLC *New Seabury Board of Managers Meeting Minutes of New Seabury Board of Managers Meeting November 18, 2025*

The following are the minutes of the board meeting held on November 18, 2025. The Board Chair presided over the meeting.

Attending Board Members: Ralph Lepore, Heide Anastos, Kathy Griffin-Mayo, Marliese Zafiroopoulos, and Dave Tacelli

Also in attendance were Andrew Stolze and Don Smith.

The meeting was called to order by Chair Ralph Lepore at 5:30pm via zoom. The first order of business was a review of the Board Minutes from the September 11, 2025 and October 16, 2025 meetings. After a brief discussion, **a motion was made and seconded to accept the meeting minutes for the meetings.** The minutes will be posted on the NSBOM website <https://nsbom.com/>

Treasurer's Report

Larry Raffone reported that the current balance is \$11,003.20 The only expense paid was for Survey Monkey.

A motion was made to accept the Treasurer's report. The motion was seconded and unanimously approved.

Communications Committee

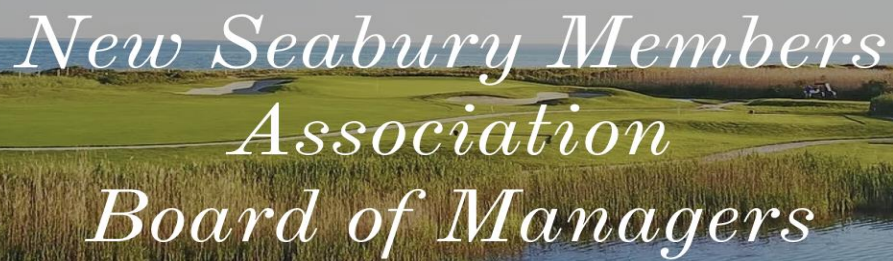
Ralph provided an update on the NSBOM's communications efforts since the last meeting.

Each chair will be analyzing the Member's survey results and meeting with department heads over the next couple of months. The Survey results will be sent out to members next week. Also, an announcement will be sent to members regarding the purchase by Bain. The new purchase has no effect and it is business as usual.

There have been no decisions on the sub committee groups currently. We will put off the election until the spring. Ralph expressed his gratitude for Rick's efforts on the Board.

Food & Beverage Committee

Heidee has agreed to take over the Food and Beverage committee. She will set up meetings in the coming weeks with department heads. She will review survey results and compare them to 2024.



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Golf Committee

Dave provided the committee with the Golf update.

The issue Dave reported from the survey were the Tee time system and driving range mats. He expressed concerns regarding going to a lottery system. Andrew is leading this project to come up with a solution that is fair for all members. Don said mats will be replaced.

Dave said overall 95% of the golf results from the survey were positive.

Racquet and Fitness Committee

Kathy Griffin-Mayo provided an update on racquet sports and fitness.

Spencer is out due to his wife having a baby, so Cody has been a one man show. Cody reported that everything is positive with racquet sports. Pickle ball and tennis remain active in the dome with lots of clinics to choose from. He is holding a Black Friday pickle ball event. They have Emily Kessler helping over Thanksgiving break.

Fitness:

Jen is back and classes seem to continue to be active during the off season. There won't be too many changes overall through the winter as far as classes.

Waterfront Committee

No Report

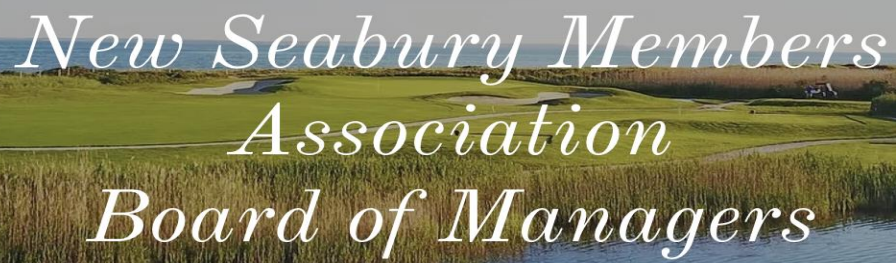
Youth Committee

No Report.

Management Report:

Don Smith provided the group with a club update.

New carts were delivered and will have GPS. Andrew is doing a great job managing the tee time concerns and is working on a plan. They plan to change the matting on the driving range and looking at different options. The Poppy tent was approved and hope to have up by May 1. The AC renovations are out to bid with various contractors. More to come with that project.



*New Seabury Members
Association
Board of Managers*

Next Meeting Date

The next meeting will be held on April 9, 2026 at 5:30pm via zoom.

A motion was made and seconded to adjourn the meeting at 5:55pm with no further business.

Respectfully submitted,

Marliese Zafiropoulos
Secretary