

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* *July 10, 2025*

The following are the minutes of the board meeting held on July 10, 2025. The Board Chair presided over the meeting.

Attending Board Members: Ralph Lepore, Marliese Zafiroopoulos, Dave Tacelli, Rick Russo, Heide Anastos, Jylanne Dunne, Kathy Griffin-Mayo, Larry Begley, Doug McHale and Larry Raffone.

Also in attendance was Jim Clay and Concert Golf Representatives, Don Smith and Aaron Staub.

The meeting was called to order by Chair Ralph Lepore at 6:00pm in the Club House. The first order of business was a review of the Board Minutes from the June 12, 2025 meeting. After a brief discussion, **a motion was made and seconded to accept the meeting minutes for the meeting that day.** The minutes will be posted on the NSBOM website <https://nsbom.com/>

Treasurer's Report

Larry Raffone reported that the current balance is \$11,419.49. Some of the annual expenses include Go Daddy to host NSBOM website, constant contact and insurance premiums.

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

Communications Committee

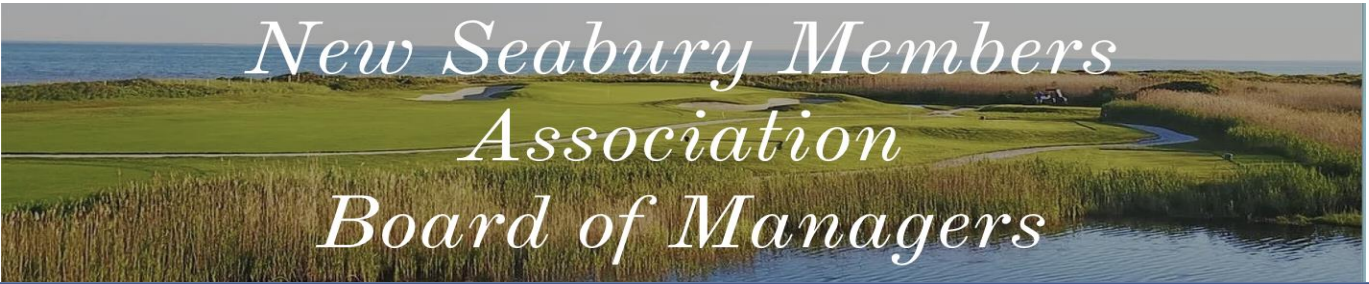
Ralph provided an update on the NSBOM's communications efforts since the June meeting.

A video was produced after the Tuesday night event with the focus Concert's Symphony Select Program.

Tuesday's event raised some concerns from the membership. Members felt it was too crowded, hard to hear speakers, and did not get any updates on future plans. However, the event food layout was well received.

Larry Raffone suggest Concert do their own video and express how excited they are to be part of New Seabury and highlight the future positives.

Concert said they understand the concerns. Their goal was to have a great welcome part and display a fabulous spread for the members. They want to learn the club prior to making final plans. Concert plans to do another event to introduce themselves and review future plans.



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We will continue to keep members informed and will continue to circulate emails to members when any new information is presented to us. Department committee chairs continue to work on video blasts.

Food & Beverage Committee

Rick Russo provided the Committee with the food & beverage update.

Tuesday's event is noted above.

July 4th weekend unfortunately had the firework mishap, and members have been supportive to the injured with GoFundme pages. Revenue was ½ mil in the al la carte menu which is the highest New Seabury has had. There is a big focus on Lure with the overcrowding and recent incidents. Management is reviewing the guest policy and will revise it as needed. The host station at Lure is positive keeping things more streamlined. They continue to change menu, however members would like more items addressed, and it has been noted that service is great. Sushi bar was suggested.

95 Shore is fully staffed, and menus have been well received.

Golf Committee

Dave Tacelli provided an update on golf.

Dave reported that Andrew and his team shot a video. The video was an overview of the pro shop, the range, lessons, and clinics provided.

The Handicap system remains a current issue, as does the tee-time system.

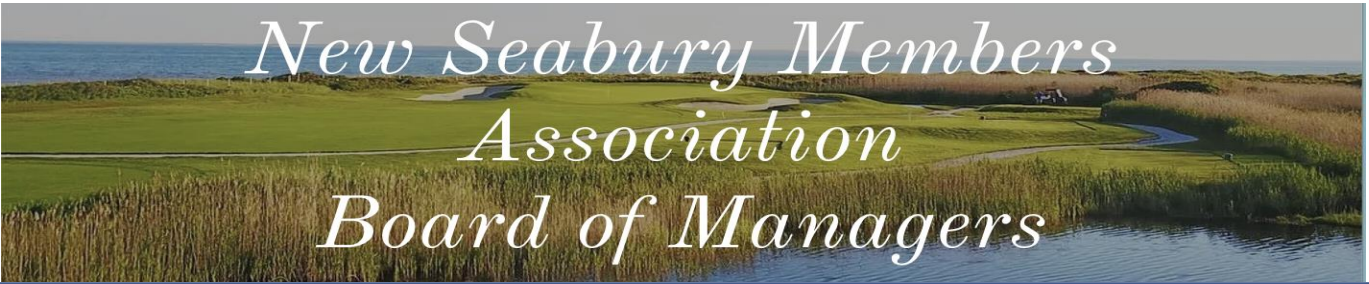
The tournaments have been amazing. Recent Bufflehead was outstanding. Members were raving about all aspects of the tournament.

Racquet and Fitness Committee

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

Cody said the 4th of July weekend was busiest it has been, and clinics were at capacity. Events are close to being at full capacity. He reported things are going great with adult and junior clinics.

Fitness classes remain at full capacity. They are trying to update the system so it calculates the number of check ins in order to analyze the data. They have changed the time to register for classes so it is not in conflict with the tee time system. The season is off to a great start.



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Waterfront Committee

Larry Begley provided a report on the waterfront.

Robin said she is thrilled with supervisors and the new host station at the Lure. Things are running at full capacity and members seem to be enjoying the season. Fourth of July the weekend was overcrowded, and the typical issues happened. They ran out of umbrellas and chairs, but the following days normalized.

Youth Committee

Heide Anastos provided a report on youth activities.

Heidee met with Amy, and she reported there are still some openings for camp and that JR Golf is going great. Swim lessons are now being provided this season. And she is looking forward to the parents and kids' family night event.

Management Report:

Jim Clay provided the group with a club update.

As noted above, the firework mishap resulted in the members forming a gofundme pages for the injured. He reported they are recovering well. Families still enjoyed the event. Kevin and his crew had golf course up and running for play to resume the next day.

Other Business:

The nominating committee will need to figure out candidates for the next election if we are still going to do the same process with new ownership. The board will discuss what they feel will be best under new ownership and converse with Concert on what they would like for a future board. Our goal is to create a future that works best for all interested parties. We want to have a partnership that supports the membership. It is possible that the election will be delayed to give us time with new ownership to understand needs and goals. Ralph explained the Board's purpose and functions is communication and we want to add value.

Next Meeting Date

The next regular meeting will be held on August 14, 2025 at 6:00pm at The Club House.
And the annual meeting will be held on August 24, 2025.

A motion was made and seconded to adjourn the meeting at 6:35pm with no further business.

Respectfully submitted,

Marliese Zafiropoulos
Secretary