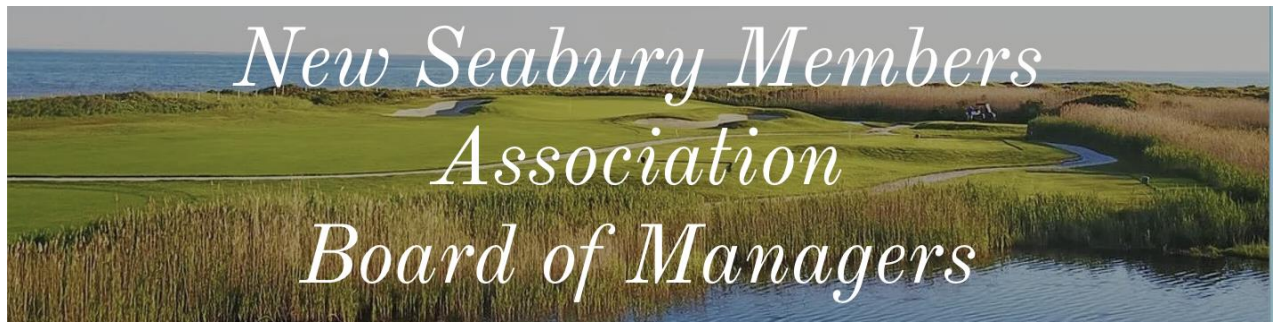




Minutes of New Seabury Annual Meeting

August 24, 2025

Location: New Seabury Country Club

The Annual Meeting was called to order on August 24, 2025, at 3:00 p.m. by New Seabury Board of Managers Chairman Ralph Lepore and Concert's Senior Vice President Don Smith. In addition to Ralph, Board members Kathy Griffin-Mayo, Rick Russo, Marliese Zafiroopoulos, Dave Tacelli, Heidee Anastos, Jylanne Dunne and Larry Begley were present.

Chairman Lepore welcomed and thanked the members that had attended and introduced his fellow Board Members. Ralph also introduced and welcomed New Seabury General Manager, Jim Clay and Don Smith. On behalf of the Board and membership, Ralph thanked the Management team for their participation, an excellent transition period, and overall, an excellent season.

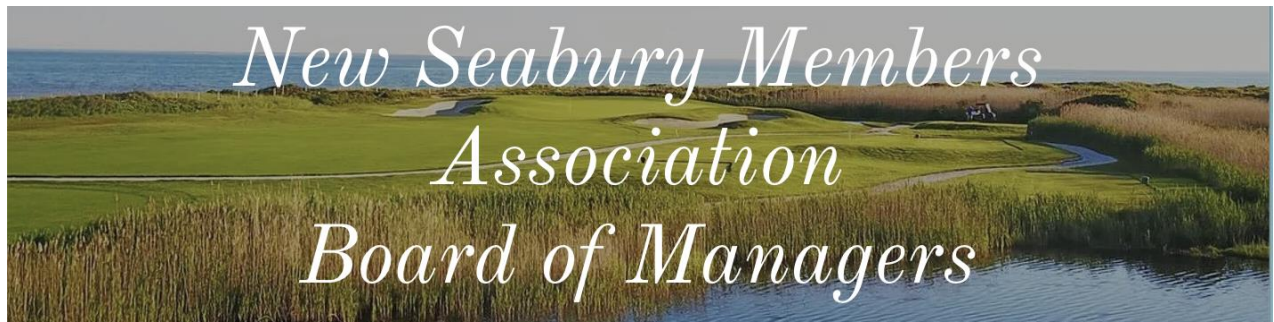
Ralph outlined the main issues that have been brought to us by membership and explained that he has given Concert the information and Don Smith will then address at today's meeting.

Don Smith started off by introducing himself as Senior Vice President of Concert's Operations and giving some background information. He explained he has many roles in the industry over the years. Don has been a superintendent at clubs, general manager at various clubs all over the states and feels he has a lot of experience that can help support Jim Clay and membership. He explained Concert is not a developer but a club company.

He feels New Seabury is a stunning property. He addressed the main issue of over usage.

He stated they have 39 clubs all over the country, so this is not a new issue. He acknowledged that New Seabury has an active membership, and the members are engaged. He noted he is dedicated to the management team and impressed by how they are doing. He acknowledged Ramon for his menu selections and praised him for doing a great job.

He said racquet sports and golf are up and play has dramatically increased on the golf course since covid. He is dedicated to working on the impaction issue and feels there are opportunities. He knows the tee time system needs a solution and is looking at different platforms with better technology, including AI.



He stated waterfront services are not up to par with lack of umbrellas, etc. He looks forward to resolving these issues. Laundering towels is a problem, and he is looking at what they can install for laundry services. He understands it impacts the membership's experience when given a damp towel.

As for the Poppy, Don has done multiple walk-throughs trying to figure out the best venue options. He knows it needs to change, and they are working on plans. He stated that it will be one floor, no stairs to the tent.

He understands the AC is overcrowded and need to work on impaction issues. They have plans to use the 1st floor for more space and utilize spaces for different things. For example, using the outside area for a TRX function and adding flooring.

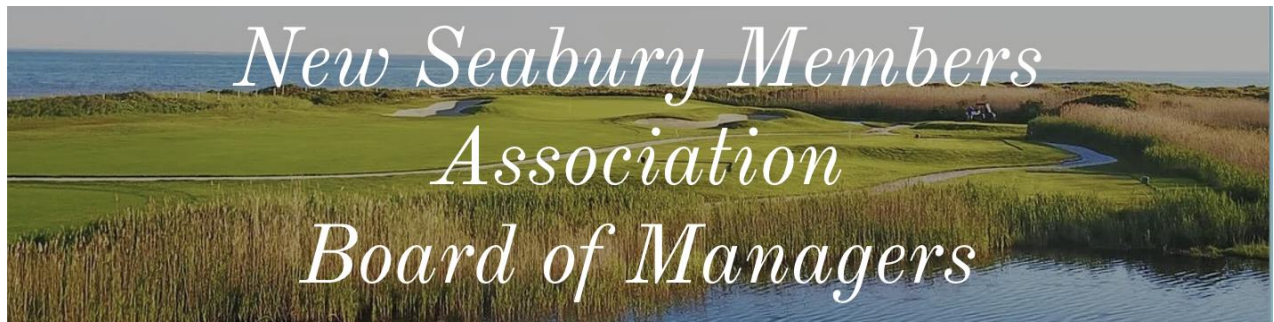
He stated that they are learning there is a need for capital expenses (Lure kitchen, Poppy, AC, Range, beach nourishment, irrigation), and will need to do these in phases. They are meeting with various consultants for beach nourishment. He noted that dues will go up.

He then opened up the Q & A session to the membership.

Q: For elderly people getting are looking into an easier access to the AC better transition into facility

A: Yes, we will look into that.

Q: I have lived in 3 homes in New Seabury since 1981, who is responsible for what? Who is responsible for pool deck- I had a big splinter; you need to upgrade the deck. Also, who is responsible for roads as 5 cobble stones broke loose and resulted in flat tires (2 tires) / 3 cars. Who is responsible?



A: New Seabury/Concert will be responsible for pool deck and the Peninsula Council for the roads/pathways.

Q: There are rumors that the Lure is going to be torn down and open to the public?

A: No intention of tearing down the Lure or have it open to the public. May look to change experience to not have 100 people deep in a line though.

Q: At the AC the snack bar area has a wide-open space can they open that up for more fitness upstairs.

A: Yes, we plan to open the 1st floor to help fitness maximize the space.

Q: Are you considering capping the Lifestyle memberships?

A: No answer to that but will continue to look at that going forward.

Q: We feel the Lifestyle membership is not adequately represented for the club by the NSBOM.

A: You can email me anytime and thoughts and comments.

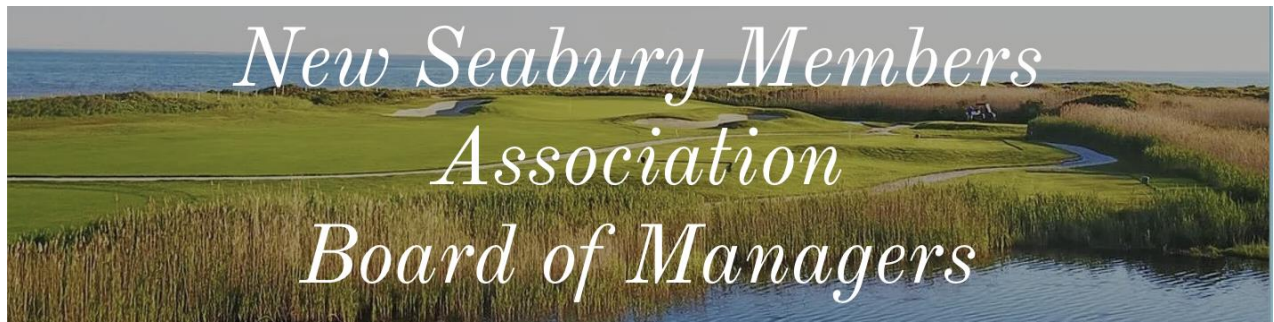
Q: Are there plans to improve shade at the pool, feel there is a lack of sufficient shade at the pool. Can we add coverage to both pools? And how about updating the bathroom at the beach pool?

A: Yes, we plan to put sails on top of wooden structure, and maybe splash pad there too.

Q: When signing up for a tee time and not knowing the players, it's hard to match the same level of player. Can we list handicaps on the Tee sheet? Are there plans to put GPS in carts?

A: We are looking into these issues.

Q: If the primary member is 80 will dues be cut in ½ even if the secondary is younger?



A: Yes

Q: How do you prioritize capital projects? How are you communicating with the contingency planning?

A: We know there are impaction issues and we want member feedback. We will be communicating about projects as they arise.

Q: The waterfront area pool has issues with deck, and do you plan to upgrade the filter system in pool? Can they use the wasted space at opposite side of pool use that area for snack bar at AC?.

A: Yes, we are looking into all this.

Q: Can they put in a valet service to transport clubs to the range from the club?

A: We will look into that.

Q: Can they put in a playground for children

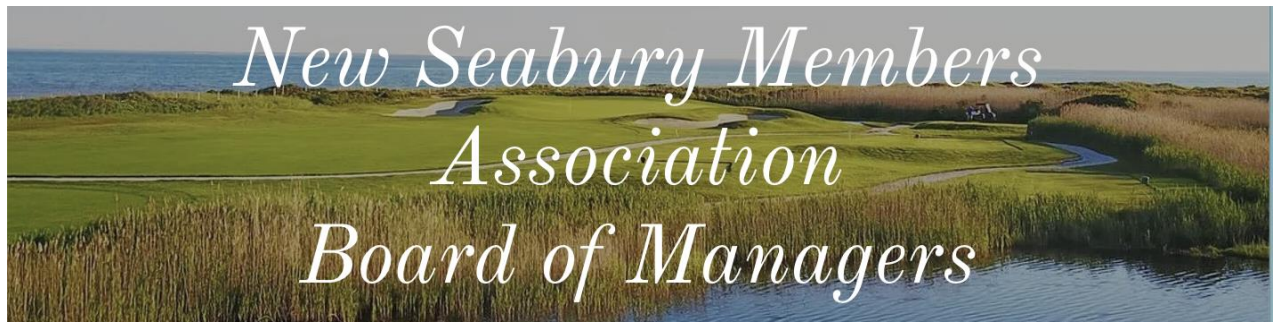
A: We are looking into all of these things.

Q. The tee time access is hard. Have to be ready at 6:55am.

A: Jim Clay looking into options, like a lottery system, a major overhaul needs to be done on the current system. We need to add parameters and maybe do an AI waitlist that will notify you when something opens up. Instead of hitting refresh at bar or at dinner looking to see if something opened. Looking at everything. There is no perfect solution but looking at the most equitable way.

Q: Are there options to keep the pool open year-round?

A: No, not something we are looking at.



Q: How about for the elderly that can't use the newest technology, can we call the pro-shop for tee time?

A: Yes, you can call the pro shop to put in request.

Q: Are there any plans to change the Mews fitness center?

A: No not yet, not sure what to use it for, and parking is an issue.

Q: Can you elaborate on how Capital expenditures are funded? And do you plan on keeping the existing staff?

A: They are funded by Concert. Yes, we always plan on keeping the existing staff. There are 362 staff members and now we are down to 361.

Ralph closed the meeting by thanking the membership for its continued involvement, interest, assistance and cooperation. He explained we had to postpone the Board election as we are newly navigating Concert's board needs. Ralph explained there are going to be opportunities for the membership to get involved on subcommittees including Golf (Handicap/Tournaments/Greens) headed by Dave Tacelli, Food & beverage (Social/ Menu/Events) headed by Rick Russo, Raquet sports headed by Kathy Griffin-Mayo, Fitness headed by Kathy Griffin-Mayo, Youth activities headed by Jylanne Dunne and Waterfront headed by Larry Begley.

He told the membership if interested to participate please email us. It is going to take a few weeks to get up and run. Someone asked about the time commitment and the board responded as much as it takes.

Respectfully submitted,

Marliese Zafiropoulos

*New Seabury Members
Association
Board of Managers*