



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* *August 10, 2023*

The following are the minutes of the board meeting held on August 10, 2023. The Board Chair presided over the meeting.

Attending Board Members: Kathy Griffin-Mayo, Rick Russo, Marliese Zafiropoulos, Ralph Lepore, Dave Tacelli, Doug McHale, Michael Bonacorso, Richard McGrail and Jylanne Dunne.

Also in attendance were Chris Card and Jim Clay.

The meeting was called to order by Chair Ralph Lepore at 6:00pm. The first order of business was a review of the Board Minutes from the July 13, 2023 meeting. After a brief discussion, **a motion was made and seconded to accept the meeting minutes.** The minutes will be posted on the NSBOM website <https://nsbom.com/>

Treasurer's Report

Ralph Lepore reported that the balance in the NSBOM account is \$4497.17.

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

Communications Committee

Richard provided an update on the NSBOM's communications efforts since the July meeting and a brief update on the Board election.

Two e-mail blast were posted. The first message detailed the Annual Meeting date, the BOM Election Candidates, and voting process. The second email was a reiteration of the meeting date and a reminder to vote. A final meeting/voting reminder email will be released on Friday August 16, 2023. Since the last Annual Meeting the Communication Committee has created/posted 21 direct member e-mail blasts and 8 Board/Management video updates. The emails are holding steady at an 80+% open rate and the videos have thousands of views.

In regard to the Board election, Richard reported that paper ballots were mailed out to members that receive a paper invoice and the electronic voting kicked off on the first of the month. Voting has been steady and in line with previous years at this stage. In line with past practice, voting will remain open until the meeting is called to order on the 20th.



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Food & Beverage Committee

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

Rick reported the menus and food have been great this year. He has not heard many complaints about the food, but has had continuous feedback of the poor service at 95 Shore. Menus will be adjusted in September. Members are happy with all social events and they continue to have a waitlist for each event.

Rick said he has heard members complaining about the air conditioning at 95 Shore. Chris Card explained the AC has been addressed and fixed at this time. Members are complaining they cannot get a protein on the petite salad, only on the larger salad. Chris is going to address this issue and allow members to order a protein on any size salad.

They hired a new seasonal manager at 95 Shore and he is adjusting well.

Golf Committee

Dave Tacelli provided the group with a golf update.

Dave reported that he only has had outstanding comments. All members are very pleased with their experiences and the course condition. Kevin is doing an excellent job. The kid's golf program is also going great.

Richard stated that with the recent amount of rain the course drainage was great due to Kevin's work he has done on the courses.

Concerns raised about unavailability of courses during the mornings of member-guests. Jim will discuss with Andrew and Kevin.

Concerns raised about the difficulty of obtaining tee times on weekends and mornings. Jim Clay is going to pull numbers on member play before 11am. They will continue to not permit resort guests on the ocean during weekend play.

Racquet Committee

Kathy Griffin-Mayo provided an update on racquet sports.

Cody reported this season has been the busiest season we've ever seen on the courts. Reservations, clinics, and lessons have all been busier than we've ever had in my 13 years. The app has definitely been a positive on our end, it's helped to make booking courts and registering for events/clinics much easier. Tennis and pickleball have seen an increase in activity. Cody explained they used to be able to close half of the clay courts for afternoon



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court maintenance but we are getting much more late afternoon/early evening tennis play that this has been impossible. We are scheduled to begin setting up the dome the week of Oct 23, with an opening date targeted for Nov 1st. The clay courts will remain open into mid-November weather permitting. Spencer has done a great job with growing pickleball. All clinics and open Play have been well attended. They are planning to make some changes to morning open play sessions next season.

Beach, Youth and Fitness Committee

Kathy Griffin-Mayo provided a fitness update.

Jenn has been busy offering a variety of classes. Members saying there are not enough classes, and if they get off the waitlist the notification is too late. We discussed how to improve the notification with a time limit or a charge for no-shows.

Amy has been busy with full participation in all events and activities. She has implemented scavenger hunts, arts and crafts activities and continues to hold bingo nights.

Other Business: Ralph

The board reviewed the annual meeting presentation.

The Annual meeting is scheduled on Aug 20 2023.

Club Management Update:

Chris Card reported the 14 day policy has worked well. He stated that it has been a challenge to find life guards but has 3 on the beach and a total of 16 for the property. He is preparing for college kids to leave and will shift staffing as necessary.

Next Meeting Date

The annual meeting will be held on August 20, 2023 at 300pm, with the next regular meeting to be held immediately thereafter at approximately 500pm.

A motion was made and seconded to adjourn the meeting at 7:07pm with no further business.

Respectfully submitted,

Marliese Zafiropoulos
Secretary