

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

October 20, 2022

Location: New Seabury Country Club

The following are the minutes of the board meeting held on October 20, 2022. The Board Chair presided over the meeting.

Attending Board Members: Richard McGrail, Kathy Griffin-Mayo, Rick Russo, Marliese Zafiropoulos, Ralph Lepore, Dave Tacelli with Michael Bonacorso on the telephone. Chris Card also was in attendance.

The meeting was called to order by Chair Ralph Lepore at 6:03pm. The first order of business was a review of the Board Minutes from the September 8, 2022 meetings. 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 \$3902.66. He noted we have sufficient funds for the anticipated bills for the remainder of the year.

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

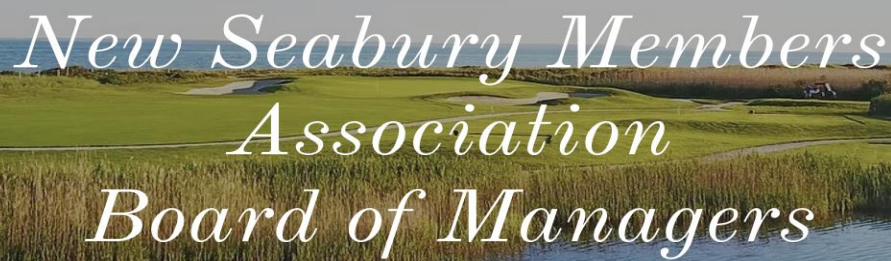
Communications Committee

Richard McGrail provided an update on the NSBOM's communications efforts since the September meeting.

This month's topic was a review of communications to the members via video email blasts, and preparation of the annual survey to the members.

Richard McGrail reported the 2000 members opened and watched the golf video. It had a 73.6% open rate (average rate is 81%). Rich noted that members watched more than once. This has been the most receptive video to date. The November golf video will be distributed by the NSBOM.

Rich reported the next video will be a racquet video and should be sent out in November. They also plan do a 2nd video over the winter. The production of the joint Board/Club Action Committee update videos continue to be successful and more are in production to be delivered in the future.



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An email from the NSBOM will be sent out reminding the members of the annual survey and that it will run through the weekend following Thanksgiving. Rich reminded the Board Members to remind and encourage fellow members to do the survey and make comments for feedback. Rich will circulate the annual survey to review the survey questions for the Board members to review.

Richard McGrail emphasized the importance of the survey as it an opportunity for members to voice concerns.

Food & Beverage Committee

Rick Russo provided the Committee with the F&B update. Rick met with Jim Clay regarding concerns with the menu changing. He noted the service is better but the quality of food at various events (i.e. golf outings) is still an issue. The specials for 95 Shore are still not consistently advertised to members. The theme nights have been well received, however the kitchen ran out of hamburgers and tacos on those theme nights. Rick explained they are looking to provide a more specific menu at each venue. They would like to add more Seafood with lobster and other items. Jim seemed eager to make these changes.

Chris said the staff housing remains an issue, but they are working on possible leads to create housing.

Golf Committee

Dave Tacelli provided the group with a golf update. Three more videos will be produced and distributed to members.

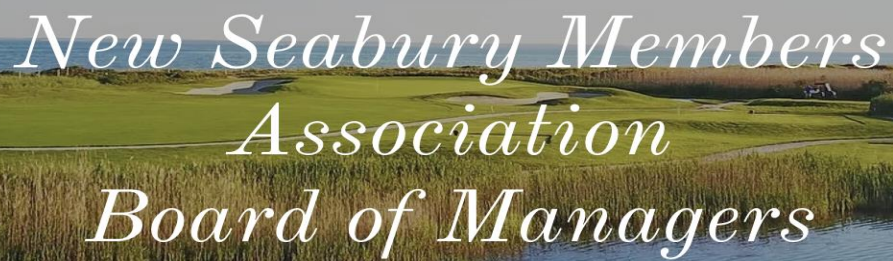
Next video topic is “What’s new for next year and what the Golf Team has accomplished” will be produced before Thanksgiving and then distributed. Other videos will be focused on the coming attractions to the Dunes Course and Ocean Course, and a video introducing the Golf Team. They will also re-issue the last golf video in the spring as a reminder.

Jim and Chris are working on a proposal regarding guest play. It is likely that there will be guest limitations during certain time frames. As well, Jim and Chris are working on a proposal to revise the member’s tee time reservation system for next year. Chris explained that he expects the new rules to be finalized in the next few weeks.

Racquet Committee

Kathy Griffin-Mayo provided an update on racquet sports. Rich and Kathy met with Cody and Jim. Kathy stated she was not getting responses from tennis staff, but noted Jim Clay was great at responding. They plan to do a video with Cody and have a Q & A about the dome when it opens and also introduce Cody. Cody was very receptive and has his diagrams of the courts to show members. Dome is up and looks amazing. Courts will be re-lined and painted and the Dome opening is projected early November. They also plan to do a 2nd video on racquet programs and leagues.

It was suggested by Richard to configure a 3D graphic display on video in order to show layout of the tennis courts and pickle ball courts in the dome. He suggested showing the court lines of tennis alone, and have them fade away and display the pickle court lines and finish with it live.



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Chris explained that fore tees app will track the usage of the courts in order to review member's needs. He noted there are 3 groups of pickle ball players: 6-10 hardcore players, 40-50 golf guys, 40-50 crossovers tennis /golf and feels there is not a need for more courts presently but possibly in the future.

Chris reported that the outside bathroom facility by pool is being winterized for bathroom use for dome players.

Beach, Youth and Fitness Committee

Kathy Griffin-Mayo provided a fitness update. Kathy reached out to Jen, and Jen reported classes going well. She has 18 scheduled this month, yoga and pilates are running 3 times a week. Members have concerns about Jen canceling classes if not a lot of participation. Jen said as long as they get 3 + more members they will hold the class. If only 1-2 members they may move the time, but they will not cancel the class. The concern was that members were already physically there and instructor was also present but class was still cancelled. Chris said they will not cancel but the class may be moved to another time. Kathy also noted that members do not feel classes are challenging enough, and are going elsewhere for a fitness class. Pool classes have been great.

Chris Card Update:

Chris Card said they are still in the review process of the 14 day family guest policy. He understands members are confused. He stated they will clearly explain to members the family/guest usage policy. Next season members will have to provide a physical membership card and not just member number to gain access to facilities.

Chris said the cell tower project started but it is in a holding pattern for reasons unknown.

Next Meeting Date

The next meeting will be held on November 14, 2022 at 6:00 pm via conference call.

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

Respectfully submitted,

Marliese Zafiropoulos
Secretary