

**New Seabury Club Members Associates, LLC
Board of Managers Meeting
April 9, 2020**

The Board meeting on April 9, 2020, was called to order at 4:00 p.m. by Chairman Richard McGrail. In recognition of the travel and gathering challenges posed by the Covid-19 virus, the meeting was conducted via video conference. In addition to Mr. McGrail, Sharon Bazarian, Rick Russo, Mike Richardson, Kevin Kelley, Mike Murphy, Kathy Mayo, Mike Forbes, and Rick Quinby participated in the meeting. New Seabury President and General Manager Chris Card also participated in the meeting.

The first order of business was to review the meeting minutes from the November 29 meeting. **After a brief discussion, a motion was made to accept the November 29 minutes. The motion was seconded and unanimously approved.**

Treasurer's Report

Treasurer Mike Richardson reported that there were two disbursements from the Associations bank account since our last meeting in November 2019. Per the Board authorization in November, Mike renewed of the Board's D & O insurance on December 4, 2019 with E. Risk Services, LLC 2019. Payment for 2020 coverage was \$3672.00. On December 16, 2019, a check for \$408.00 was process to pay for the annual Survey Monkey software.

As of month-end, the account has a balance of \$9,286.50.

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

Cellular Service Update

Mr. Richardson also provided the Board with an update on activity regarding the t efforts to address the poor cellular service reception in the Popponesset, South Beach, and New Seabury areas of town.

The issue of building a new town-owned cell tower behind the Fire Station on Red Brook Road has been tied up in court for several months. The residents living in the area sued the town Zoning Board arguing the Board didn't have the authority to grant the special permit for the proposed 150' tower on the land which is limit to a 100' height restriction.

He said that there was no reason for the litigation in the lower court (Barnstable Superior Court) brought by the residents living by where the cell tower was to be constructed against the Zoning Board.

A Federal Court has been dismissed the litigation and said the Town could issue permits to move ahead with construction. However, there is still a case pending in the Superior Court. The Town has filed for dismissal in the Superior Court as well, but due to the Corona virus, the

courts are closed, thus no action taken on the issue. While the town feels confident that this action will be dismissed it's also unknown as to when court will next be in session. The Peninsula Counsel, Board of Managers and Club Management have also been continuing efforts to install a distributed antenna system that can be implemented at no cost to residents and users. Unfortunately, the consultant cannot get vendors to sign on and fund the installation of antennas at this point, as they are awaiting the outcome of the open litigation. The bottom-line is it appears the entire process is again in a holding pattern until the court case is resolved.

Management Update

Mr. Card joined the meeting at 4:20. Chris opened his remarks with a brief summary of the state of the Club and the issues of dealing with the COVID-19 situation. In compliance with the current closure of non-essential businesses and the Stay at Home advisory the club is closed through May 4th. He said he was hopeful the Club would be able to reopen the Club shortly after that date, but ultimately the State will determine when businesses will be able to reopen.

Chris stressed that the health and well-being of the members and their families is their primary concern. His team has been gathering information from the Center for Disease Control, World Health Organization, Massachusetts Department of Public Health and other experts to formulate guidelines that will ensure they promote and maintain a healthy environment when we are able to reopen.

Although the club isn't open, there is work that must be completed. The office staff are working from home. Our golf courses must be maintained and therefore the Golf Course Maintenance Crew has been working normal business hours while practicing social distancing. The renovation work on the Ocean course is also continuing. The major construction work has been completed. There is still some irrigation, tree removal and some spring replanting and sodding work that is taking place but Chris said his team is confident they will be ready for the May 22 grand opening of the course.

Chris also announced that they have hired Adam Green as the new Food and Beverage Manager. Adam comes to New Seabury from Ocean Edge Resort and Golf Club in Brewster where he was in charge of the Food and Beverage operations for the resort. Prior to Oceans Edge, he spent several years with Hilton Hotels. He has been on board for a couple of weeks and is working with the Senior Food & Beverage Staff preparing menus, updating training programs and recruiting new staff members.

The Maintenance Department is putting the finishing touches on the off their season completing projects. The most noticeable change will be the remodeling of the Sand Wedge Bistro. They will also be deep cleaning all facilities prior to reopening, and developing enhanced regular cleaning practices with a focus on common touch points. Hand sanitizer dispensers will also be installed in high traffic areas.

Q & A

After his remarks, Chris responded to a couple of questions from the Board.

- Rick Russo asked Chris if he felt the Club would be able to staff all position since the J1 program has been canceled due to Covid-19. Chris said he was disappointed that the J1 folks were not going to come this year but the Human Resources staff has been busy recruiting, interviewing (online), and processing paperwork for new employees so that we are ready to reopen. He also explained that with all the college kids out of school, they have been applying in significantly higher numbers. Overall, he felt they Club would be fully staff and ready to go when given the OK to open.
- Richard McGrail asked if there had been any decision on how Beach Front Beach Front management was going to be handled for the 2020 season. Chris said he expanded Scotts roll to include the Beach in addition to his responsibilities at the Lure. Amy Buckley will handle the Athletic Center pool and manage the new Kids Camp program.
- Kathy Mayo asked if there were any changes anticipated for Tennis this year. Chris said Cody would be returning from Florida in shortly. He has his staff lined up for the year and will be ready to go when the Club is given the OK to open. returning to the tennis center, and has his team ready to go.
- Rick Quinby asked if the Club had an insight how into how Covid-19 might affect Food and Beverage service when the Club is allowed to reopen? Chris said it's still early in the process and specific guidelines from the State haven't been distributed as yet. However, it's clear there will be an impact. Social distancing will certainly have a significant impact on the entire industry. Maintaining 6-foot separation between dining tables as well as bar stools could reduce capacities by up to 50%. The Club is fortunate that we have a large amount of outside dining seating that can be used to offset some of this potential impact. The bottom-line is whatever the State requires, the Club will follow.
- Mike Forbes asked Chris to share his thinking on impact to 2020-member dues because of the COVID impact on the Club. Chris said the Management understands and appreciates the members concerns and has been discussing options. Unfortunately, at this point all we know for certain is the Governors closure of non-essential business is in effect through May 4th. Until we know when we will be able to reopen, we cannot provide any final answers to these questions.
- Kathy Mayo asked if the off-season improvements included a new members-only beach entrance to the Beach Club locker area. Chris said when they investigated the requirements for the actual construction, it was a more expensive proposition than they could fund this year with all of the other major projects. He said they would carry it over and take another look at it for the 2021 season.
- Mike Murphy asked Chris if he could provide an update on the work going on in the men's locker room. Chris said they were updating the space to better meet the current needs of the members. Some of the lockers have been removed to create a lounge and table area for members to relax, watch TV, etc. Additional work is budgeted for next year to complete the update.

There being no additional questions, Mr. McGrail thanked Chris for his participation and he exited the meeting at 5:30 p.m.

Communication Report

Richard McGrail reviewed the Communication document circulated with the meeting material package. Since the last meeting in November, six e-mail blasts, two articles to the NS Newsletter and the first 2020 submission to the Peninsula Reporter have been produced and circulated. An update of the one-page New Seabury Members Association introduction letter was also provided for the Clubs New Member Package.

The group also reviewed the 2020 NSBOM Communication plan and the due dates for the Action Committee email blast articles. The Fitness article and an update on the Ocean Course renovation project will be circulated in April.

Golf Committee Update

Mike Murphy provided the group with an update on his discussion with Jim Clay. He has his staff hired and all will be on board in May. In addition to Head Professional Andrew Stolze and Director of Instruction Jimmy Damiano, the team will include 2 assistants and 2 summer interns to ensure exceptional customer service for the membership when the club opens.

The Club is also going to be launching a new app for booking tee times. An announcement on the new system, ForeTees, including instruction on how to set up your profile will be sent out shortly.

As a result of the COVID closure, the one-day Member Guest event has been cancelled. The impact rest of the seasons schedule will be driven by when Golf Courses in Massachusetts are allowed to reopen.

There being no further business, a motion was made and seconded to adjoin the meeting at 6:10 p.m.

Respectfully submitted,

Sharon Bazarian
Secretary