

**New Seabury Club Members Associates, LLC  
Board of Managers Meeting  
November 29, 2019**

The Board meeting on November 29, 2019, was called to order at 6:02 p.m. by Chairman Richard McGrail. In addition to Mr. McGrail, Sharon Bazarian, Rick Russo, Mike Richardson, Kevin Kelley and Rick Quinby participated in the meeting.

The first order of business was to review the meeting minutes from the October 17 meeting. **After a brief discussion, a motion was made to accept the October 17 minutes. The motion was seconded and unanimously approved.**

**Treasurer's Report**

Treasurer Mike Richardson reported that there were no disbursements from the Associations bank account during the month of October. As of month-end, the account has a balance of \$13,446.50. Mike said the next planned expenditure will be the renewal of the Board's D & O insurance in December. Three quotes have been requested but have not been received as yet.

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

Since the Board will not be meeting again until April 2020, a motion was presented to authorize Mike to the policy as long cost was line with the previous year's premium.

**The motion authorizing Treasurer Richardson to renew the Board D & O insurance was seconded and unanimously approved.**

**Cellular Service Update**

Mr. Richardson provided the Board with an update on activity regarding the town of Mashpee's 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 is now in court. The town hopes to have a favorable resolution to the court case allowing them to proceed with building the new tower around the first of the year.

The Peninsula Counsel, Board of Managers and Club Management are continuing to pursuing a solution independent of the town. The group is investigating options to install a distributed antenna system that can be implemented at no cost to residents and users. The goal is to have an alternative solution option for final review in the January/February timeframe.

**2020 Membership Plan & Rules and Regulations Update**

Richard McGrail updated the Board on the final submission to Club Management on the 2020 Membership package. Board was consolidated and several pages of detailed input on the

2020 draft documents was submitted in mid-November. There were also follow-up calls with Chris Card to review and discuss our comments and recommendations.

Annual dues were discussed in detail. While understanding that the Club is investing in property, the Board's position was the existing dues structure appropriately reflected the value proposition offered to the membership. The Club felt strongly that a modest increase was warranted. Understanding the Club was committed to some level of increase, our counter proposal was a consistent flat percentage cost of living increase across all categories would be an equitable approach for the membership. In the end, the Club agreed to hold rates for the Diamond and pre-bankruptcy FG-1-ST categories at the 2019 levels and a \$500.00 increase across all other membership categories.

We also had a lengthy discussion about the Leave of Absence policy that has been in effect for the past several years. Under that policy if a member is granted leave, they are required to pay the greater of \$5,000.00 or 50% of the Member's current Membership category dues. However, during the leave, the Member and all other Members under such Membership have no access to the Facilities. The Board felt that it was unfair to restrict access to all of the Club's facilities since a due's payment and access to some facilities could support possible rehabilitation needs. The Club agreed, and for the 2020 season Members and their families on medical leave will have access to the waterfront and athletic facilities.

We also had two significant carryover items from last year that we continued to pursue with the Club; reducing the age qualification for the Silver membership from 80 to 75, and the flexibility for members to change their membership categories if age, health or other family circumstances warrant such a change. The Board proposed a number of possible solutions for both issues. Despite good faith-efforts on both sides, we were not able to finalize an agreement on either matter. We will continue to pursue a mutually acceptable solution to these two important member issues.

An email blast detailing our efforts on the 2020 Plan will be posted to the NSBOM mailing list the first week of December.

### **Communication Report**

Richard McGrail reviewed the Communication document circulated with the meeting material package. It was a very busy several weeks. Seven e-mail blasts were circulated, five regarding the 2019 Annual Member Satisfaction survey and two supporting a survey the Club asked the Board to conduct.

We had excellent participation in the 2019 Survey with 440 members completing the survey. In addition to answering the rating questions, 915 comments and or suggestions were also provided. As in past years, once the survey results and all comments have been reviewed by the NSBOM, they will be shared with Club Management. Once Chris Card and his Team have reviewed the data, we will work together to identify a list of priorities for us to focus on during the 2020 season.

Three e-mail blast are scheduled for the remainder of the calendar year. The main focus will be on the results of the 2019 NSBOM Member Satisfaction Survey that be shared with members and management. The seventh and final 2019 NSBOM message for the NS Newsletter will be submitted in December. A preliminary 2020 NSBOM Communication plan will also be developed and circulated from full Board review and input in early January.

### **Golf Committee Update**

Sharon Bazarian presented the Golf Committee update. Based on discussions with Scott Nickerson, she reported that the renovation work on the Ocean course is proceeding well. Due to the mind Fall weather, the work is a couple of days ahead of schedule. The major construction work on the back nine is basically complete. The front nine construction is now underway. Earthmoving and fairway fill work is in progress. New tees are being constructed on the second and eighth holes and the ninth green reconstruction is also underway. Unless there is a significant change in the weather, they are on track to complete the major construction work by end of December or early January. Tree removal will be done over the winter months and some spring replanting and sodding work will be done in the spring.

**There being no further business, a motion was made and seconded to adjoin the meeting at 7:50 p.m.**

Respectfully submitted,

Sharon Bazarian  
Secretary