

Minutes of New Seabury Board of Managers Meeting

May 13, 2021

Location: New Seabury Country Club

The following are the minutes of the board meeting held on May 13, 2021. The Chair presided over the meeting and recorded the minutes.

Attending Board Members: Richard McGrail, Doug McHale, Kathy Griffin-Mayo, Rick Russo, Marliese Zafiropoulos and Mike Richardson

Additional Attendees: Club President Chris Card, Director of Golf Jim Clay, and the New Director of Food and Beverage Peter Brattander.

Note: Motions/resolutions are in **red bold type**; Action Items are **highlighted in yellow**. Copies of reports or presentation notes, when available, are noted in *italics*.

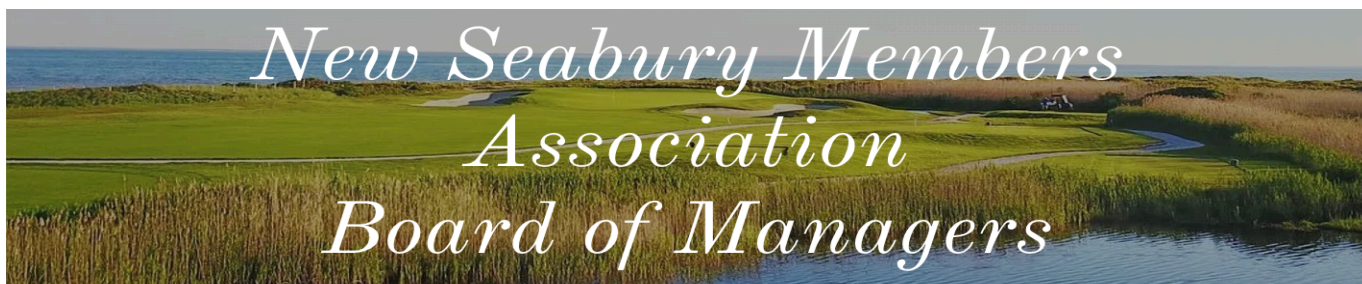
The meeting was called to order by Chair Richard McGrail at 6:00 pm. The first order of business was the **review and approval of Board Minutes from April 15, 2020**. Following a brief discussion, **a motion was made and seconded to accept the April 15th NSBOM Meeting Minutes**.

Treasurer's Report

Treasurer Mike Richardson stated there were no expenditures during the past month and the balance in the NSBOM account is \$5,109.20. The only anticipated expense for the coming month is the renewal on the Constant Contact application agreement. **A motion was then made to accept the treasurer's report. The motion was seconded and unanimously approved.**

Club Management Update

Chris Card and Jim Clay joined the meeting at 6:20. Chris also introduced the new Food and Beverage Director Peter Brattander. After introductions, Peter provided the Board with a brief overview of his industry experience. He brings to New Seabury more than 20 years of hospitality management experience from across Europe and North America. His most recent position was as Director of Food and Beverage at The Venetian & Palazzo Hotel and Casino, a 7000 room AAA 4 Diamond Las Vegas Resort. In this role he was responsible for the resort's daily food and beverage operations including all restaurants, room service, hospitality events and the butler department. He has also served as a hospitality executive for several other high-end resorts including MGM Grand Hotel & Casino and The Mirage Hotel & Casino in Las Vegas. Chris said that with this experience he was certain that Peter will be a great addition to his team.



Chris went on to say that they have also filled a number of other key positions, including a new Waterfront Manager, and an Assistant Tennis Pro who will be working with Cody Hunter. They are still hiring for a number of seasonal positions but he felt confident they are well positioned to serve the membership for the 2021 season.

Next, he updated the group on the new Kids Camp. Chris explained that the Club outsourced the operation of the camp to a national group, KE Camps, that specializes in Kid programs. They had a tremendous response and the program quickly sold out for the season. Based on the level of interest, they have been working with the company to see if they can expand the program so more kids can be accommodated. If the company can hire and train staff, it may be possible but there is no firm commitment at this time. Chris said the Club will keep the Board posted on any change.

At the conclusion of his remarks Chris agreed to participate in the Board Committee update portion of the meeting in order to answer any additional questions they may arise.

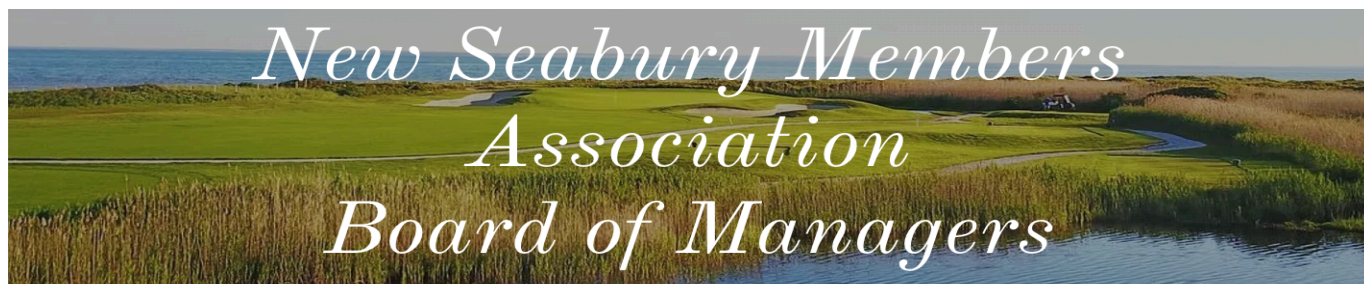
Communications Committee

Richard McGrail reviewed the 2021 Communication Plan and provided an update on the NSBOM's communications since the last meeting. A summary of NSBOM 2021 Membership Plan input to management, the Tennis Committees 2020 Survey follow up, and two 2020 Member Questions e-mail blasts were posted. Scheduled May updates will include another Member Q & A and a Fitness Committee update. Richard also told the Board that he is working with the Club to add new members to the mailing list as they join the Club.

Richard also mentioned that New Seabury launched their new website on May 10th. He said he felt it was a nice improvement of the previous site and encouraged the Board to login and take a look.

Food & Beverage Committee

With the surprise introduction of new Director of Food and Beverage Peter Brattander in his opening remarks, Rick Russo moved on to other F & B matters. He asked Chris if he could provide the Board with some insight into their current thinking regarding the lifting of current COVID restrictions and possible impact to their operational plans for the season. Chris said they were optimistic that Governor Baker would be announcing significant changes in the next week or so that would lift all remaining COVID-19 restrictions by the beginning of June. He said they were also hopeful that the CDC would be rescinding the current face covering guidance. That said, he reiterated that the Club would continue following the State of Massachusetts guidelines including requiring masks inside our facilities, and outside dining areas until guidance is modified.



As briefly discussed at the April meeting, in response to the members on-going requests to limit public access to the Clubs dining facilities, The Lure will be a member only for the 2021 season. They will be having their “soft opening” on Saturday, May 22nd and Sunday, May 23rd. There will be limited food and drink available. There will not be reservations, it will be first come first serve. The Lure will be open weekends only through June 20th, then daily for the remainder of the summer.

Rick reiterated the Boards input that as a member only venue, the Club needed to expand the menu and drink menus this year. He also said there are now several manufactures offering ventless fryolator equipment that if purchased could address the equipment issues that have limited tradition seaside food menu offerings in the past.

Golf Committee

There were a significant number of questions submitted to the Board regarding the changes made to the Ocean Course hole handicaps this year. Doug McHale invited and Jim Clay to the meeting to provide the group with a understanding of the reasoning and the process.

Jim explained that after completing the renovation, the Club decided it was the appropriate time to look at our current stroke allocation. Stroke allocation is the hole-by-hole stroke ranking found on the handicap row of the scorecard. This is used to assign strokes in match play, but also in certain forms of stroke play such as four-ball (best ball) stroke play and stableford. The new system recommended by the USGA rates hole difficulty relative to par as a starting point, then uses the procedures that work well to provide equity in match play, including placing odds and evens on different sides, avoiding consecutive low stroke index holes, and avoiding low stroke index holes at the beginning or end of a nine. It is also recommended to have separate stroke index tables for women and men, but not have multiple stroke index tables per gender as that can lead to players selecting tees to gain an advantage, especially if trying to maximize strokes between partners in team events.

The data used for the current process was provided by the handicap system and meets the guidelines set forth by the USGA. This change represents a simple, consistent, and data-based approach that can be applied to our course and any course in the world, regardless of the number or type of players at the course.

As with the previous USGA Handicap System, stroke index allocation is a recommendation and courses are free to make modifications to the allocation based on local knowledge and member experience. This was taken into consideration when the new hole allocation was finalized. With the course and the system relatively new, the Golf staff will monitor and make adjustments as needed on an annual basis.



Tennis Committee

Kathy Mayo provided the group with a summary of her recent discussions with Cody Hunter. As Chris briefly mentioned in his opening comments, the Club has hired Catlin Bernard. She is originally from Western Massachusetts, and she just finished her final year at Indiana University. She is finishing up her Masters of Public Health with a concentration on Physical Activity, and was a captain on the Women's Tennis Team. She was also the 2020 Indiana University athlete of the year. She has quite a bit of tennis instruction and camp experience, and wants to get into coaching college tennis in the future. She'll be a great addition to the Tennis team.

In addition to the 4 Hard Courts, 8 of the 12 Clay Courts are fully open. The clay courts opened about 6 weeks earlier than they've ever opened before, and they're in the best shape that they have ever been at the time of opening. The remaining 4 Clay Courts will open next week. All of the windscreens are up. We will be doing some crack repairs on the hard courts over the next couple of weeks. We had quite a bit of activity in April with many schools having week-long breaks. Now that the weather is starting to warm-up, I anticipate seeing quite a few more people in the next couple of weeks.

The Club will be launching the "find a player" app for Tennis which will be added to the website and Four Tees app shortly.

Next Meeting Date

The next scheduled meeting is June 10, 2021 at 6 pm.

With no further business, a motion was made and seconded to adjourn the meeting at 8:02pm.

Respectfully submitted,

Richard McGrail
Chair