

**New Seabury Club Members Associates, LLC  
Board of Managers Meeting Minutes  
August 7, 2019**

The Board Meeting on August 7, 2019, was called to order at 6:00 p.m. by Chairman Richard McGrail. In addition to Mr. McGrail, members Sharon Bazarian, Bill Blaisdell, Kevin Kelley, Mike Murphy, and Mike Forbes were in attendance. New Seabury President and General Manager Chris Card and Golf Course Superintendent Scott Nickerson also participated in the meeting

The first order of business was to review the July 11, 2019 meeting minutes. **After a brief discussion, a motion was made to accept the NSBOM meeting minutes from the July meeting. The motion was seconded and unanimously approved.**

**Treasurer's Report**

Richard McGrail presented the Treasurer's Report. There were no new disbursements from the Associations account during the month. The only activity was the processing of a check in the amount of \$112.64 previously issues to reimburse Richard McGrail for the GoDaddy NSBOM website domain name renewal. The balance in the NSBOM account after this payment was \$13,518.75. No expenditures are anticipated in August.

**A motion to accept the July 11, 2019 Treasurer's Report was made, seconded and unanimously approved.**

**Management Update**

Mr. Card and Mr. Nickerson joined the meeting at 6:20. Chris provided a brief overview of the level of activity at 95 Shore since opening. They are very please with member support and are optimistic about the year-round support for the venue. He also mentioned that summer staff will start to transition around the middle of the month as the college kids return to school. The Club will be running a job fair in August to back fill the openings. They are also hopeful they may be able to attract some more seasoned service talent with year-round position available at 95 Shore.

After his opening remarks Chris Card handed the meeting off the Scott Nickerson who provided a detail review of the Ocean Course renovation project. The work is scheduled to kick off on Tuesday September 10, 2019. Based on the club's satisfaction with the work done on the Dunes Course, they will again be working with Hepner Golf Design and Agriscapes Golf Course Construction on this project.

The primary focus of the project will be to improve the condition, playability and aesthetics of the course. They will be making improvements to irrigation and drainage to mitigate flooding for average rainfalls. In addition to rebuilding the three trouble greens they will also be recontouring a few others to improve playability. From and aesthetics and ambiance perspective the goal is to enhance the vista from the Clubhouse to the ocean and to create a

more natural seaside feel for the front nine holes. The goal is to also bring the front nine aesthetics to back nine of the course. To accomplish this and to improve growing conditions, they will also be removing a significant number of trees on the back nine.

Scott then walked the Board through a hole by hole overview of the anticipated work. He also explained that while they have a detailed plan in place, there will certainly be minor adjustments based on conditions and efforts to rectify them as the Club and Bruce Hepner work the project.

There were a number of questions, including whether the Rose Mallow and Cat o Nine Tails could be cut back to highlight the ponds. Unfortunately, these are covered under conservation restrictions and can only be cut back twenty percent each year.

The Board suggested to Chris and Scott that they do a similar presentation to the members at the August Annual meeting. They agreed and it will be incorporated into the Managements Member Update.

There being no additional questions, Mr. McGrail thanked Chris and Scott for their participation and they exited the meeting at 7:30 p.m.

### **Nominating Committee**

Sharon Bazarian provided the Board with an update on the Nominating Committees' progress. As a result of Bill Blaisdell's decision not to seek another term, the Nominating Committee selected Ken Solov to fill the final slot on the ballot. The final slate of candidates that will be submitted to the membership includes Kathy Griffin Mayo, Lisa Tacelli, Rick Russo, Ken Solov, and Richard McGrail.

The ballots were mailed as scheduled to all members along with their New Seabury monthly statements at the end of July. Paper ballots were inserted to all members still receiving a hard copy bill. An electronic copy of the same document was attached to members receiving e-bills.

The Board e-mailed the candidate information, including a link to the Survey Monkey ballot which be open from August 5<sup>th</sup> – 24<sup>th</sup>. Mike Richardson and Bill Blaisdell will assist Sharon Bazarian with collection of mail-in ballots and the final counting the day of the election as ballots will be accepted on August 25 until the meeting is called to order at 3:00 pm.

Finally, Richard McGrail asked all Board members to plan to be at the Annual Meeting fifteen minutes early to greet members as they arrive and to assist the Nominating Committee with the on-site voting process.

### **Communications Committee**

Bill Blaisdell circulated an updated copy of the NSBOM 2019 Communication Plan and briefly reviewed activity since the last meeting.

The third submission to the Peninsula Reporter and our installment to the New Seabury

Newsletter were submitted during the month. Two e-mails, including the 2019 NSBOM Board Candidate election ballot and a Notice of the August 25 2019 Annual Meeting were also circulated. An Annual meeting reminder e-mail and the next submission for the New Seabury Newsletter are schedule for August.

Richard McGrail reported that the Board received a number of member emails during the month. All but one were regarding the Board Election process. The other offered possible 2020 season improvements for the Kids play ground area at the Athletic Club. All were answered and the suggested improvements were forwarded to Amy Buckley for future consideration.

### **Food and Beverage Committee**

Mike Murphy provided the team with an abbreviated F & B Committee report as the majority of the items he had prepared were addressed and discussed during the Management Update; 95 Shore remaining open year-round, plans to address staffing levels as the summer help returns to college, and the upcoming Job Fair.

Mike also explained that he had a preliminary meeting with Pedro Gonzalez to discuss some of facility and service updates being discussed for the 2020 season. Pedro said they will be in a better position to provide detail on these possible improvements in the November timeframe.

### **Golf Committee**

Mike Forbes report was also abbreviated as his major items, course maintenance and the staggered front/back starting times on the Ocean Course were also discussed in detail during the Management Update.

Mike also mentioned that he was meeting with Jim Clay in August to get more information about the Golf reciprocal program. Currently New Seabury members can visit and play at Grand Harbor Golf & Beach Club in Vero Beach Florida up to five times annually, paying only the cart fee for the round. In addition, the Club has also joined The Collection, a reciprocal club partnership among the hundred plus private clubs in America. As a member of New Seabury, you have access to the private clubs that are part of The Collection. Mike will be providing additional detail at the next meeting.

**There being no further business, a motion was made and seconded to adjoin the meeting at 7:55 p.m.**

Respectfully submitted,  
Sharon Bazarian  
Secretary