

**New Seabury Club Members Associates, LLC.  
Board of Managers Meeting Minutes  
July 9, 2020**

The Board meeting on July 9, 2020, was called to order at 6:00 p.m. by Chairman Richard McGrail. The meeting was held in the New Seabury Clubhouse Board room with some attendees participating via teleconference due to the ongoing Covid-19 virus travel and gathering restrictions. In addition to Mr. McGrail, Board members Rick Russo, Rick Quinby, Kevin Kelley, Kathy Mayo, Mike Murphy, Mike Forbes, as well as New Seabury President Chris Card, Director of Membership Bob Higgins, and Director of Golf Jim Clay participated in the meeting.

The first order of business was to review the meeting minutes from June 11, 2020. **After a brief discussion, a motion was made to accept the June 11 minutes. The motion was seconded and unanimously approved.**

**Treasurer's Report**

Treasurer Mike Richardson reported that one payment of \$572.77 was processed to pay for the annual agreement of the Associations Constant Contact application since the last meeting. As of the end of June, the NSBOM account has a balance of \$8,395.19. No expenditures are anticipated in July

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

Mr. Richardson also provided the group with an update on the status of the town cell phone court case and the private effort to install an Outdoor Distributed Antenna System (ODAS) in the New Seabury complex. Unfortunately, the motion to dismiss the Mashpee residents' case to stop the construction of the new cell tower behind the South Fire station on Red Brook Road has been allowed to proceed to court. This could tie up the construction of the tower for up to two years.

The delay of the construction of the town tower has given new life to the proposal to build the ODAS system in the complex. The Peninsula Council and New Seabury are negotiating with the vender to see if they finalize an agreement to get a system in place this year.

**Nominating Committee Report**

Richard McGrail also provided the Board with an update on the Nominating Committees' plans and progress. Board members Sharon Bazarian and Rick Quinby have decided not to seek another term on the Board. Kevin Kelley hasn't finalized his decision but will do so in the next two weeks to ensure the Nominating Committee has time to field a slate of five candidates to fill the three openings created by the expiring terms.

The annual "Call for Candidates" email was posted on schedule as planned. We also had several nominees identified by existing Board members. At this time, we have twelve names in

the pool that are in varying stages of the process. The names of the final slate of candidates will be emailed to the full membership at the end of July. Candidate bio's and voting information will also be posted on the NSBOM website and mailed to members with the New Seabury July billing statements. Members will be able to mail in their ballots and or bring their selections to the Annual Meeting. We will also be using an E-balloting process. Details on the voting process will be included with the mailed ballots, posted on the NSBOM website and reinforced with a voting e-mail blast in early August.

The group also discussed the possible impact the COVID situation might have on the August Annual meeting gathering. The meeting is currently scheduled to be held in the Country Club Ballroom at 3:00 on August 23<sup>rd</sup>. Over the last few years, the meetings have attracted well over a hundred people. With the current restrictions on the size of gatherings, combined with possible member concerns, the group questioned whether a live meeting was prudent or even possible this year. It was agreed that the Nominating Committee would review the issue with Club Management and report their findings as soon as possible.

### **Food and Beverage Report**

Rick Russo provided the Board with an update of his on-going discussions with Food and Beverage Director Adam Green regarding a number of issues.

Challenges with the restaurant reservation systems is a concern for both the members and management. Currently, the two major restaurants are not using the same reservation system. 95 Shore is on the ForeTees app, and The Popponesset Inn is on the Open Table system. The two systems are stand-alone and if there aren't tables available at one location, members must log out of one app and into the other to see if there is availability at the other location. Further compounding the problem is that due to the limited seating currently available, both locations have been showing no availability when there are tables available. While the Board understands there are technical issues with integrating the Open Table system with ForeTees, it hopes the Club can find a workaround that can simplify and improve the member experience with the process.

Adam also expressed the Club is experiencing an unusually high level of reservation no-show at both locations. This is a major concern as the Club agreed to transition 95 Shore to a members-only venue this season. This was done in response to member feedback over the last several years expressing frustration with being able to access the facilities due to competition with outside customers. Without solid member support, the Club will not be able to maintain the current members only status.

Both groups agreed, some type of simplification to the multiple reservations systems would help. It would provide members with easier access to tables across both venues and also assist the Club in determining if members are making reservations at both locations and deciding at the last-minute which location to dine in without canceling the other reservation. Adam also mentioned the Club Board is also considering a no-show fee if members fail to cancel their reservation. Rick agreed to discuss this with the full Board and made two additional suggestions to address the issue. The Board would send an e-mail blast to the members regarding the current no-show issue and stress the importance of supporting 95 Shore so it can be a viable members-only venue. Rick also asked the Club to consider a

reservation call back process that many other restaurants and clubs employ as an immediate proactive step to improve the situation.

The group also discussed member input that they would like to see the Menu at 95 Shore expanded and the wine list at Poppy expanded and upgraded to match 95 Shore. Adam agreed to look into both suggestions.

### **Golf Committee Report**

Mike Murphy provided the Board with a brief update on his discussion with Scott Nickerson regarding course issues and Jim Clay about plans for upcoming events.

The Bufflehead Men's Golf Invitational was held on the Ocean Course June 26th & 27<sup>th</sup>. As anticipated the traditional shotgun start was replaced by tee times for the event. It affected the timing of the Golf but was the only alternative. Unfortunately, due to all the social distancing and dining requirements, no social events were part of this year's event.

The Quahog Classic Member Guest will be held on July 30<sup>th</sup> through August 1<sup>st</sup>. It is a two-person team event with each team playing seven 9-hole flighted matches. The Ocean Course will be closed for the event but the Dunes will be open for regular play.

With the recent phase 2 COVID guideline changes, the traditional shotgun start we will be used for the event. There will also be a Thursday evening player reception. The location is still under discussion but the most like option is the Cabana Club deck. Unfortunately, under current guidelines, no post-golf events and gathering are allowed so people will have to disperse after golf each day. That said, we are still investigating if something could be done under the Poppy tent or the tent at the Lure.

Ocean Course conditions are increasingly becoming a growing concern of the Members. The collars around five green are showing significant stress. Also, three of the five new greens have condition issues. Some are starting to question whether the work done to address the ongoing issues with the back nine greens has successfully solved the root cause issues that have made these a habitual problem over the last several years.

On behalf of the Golf Action Committee, Mike explained that he has been in regular contact with Jim Clay and Scott Nickerson regarding these member concerns. He has also shared specific quotes from emails he has received highlighting these concerns. They agreed that it was important to share information regarding these concerns. To that end, Scott will be doing a series of videos where he can detail the issues and how they are being addressed.

### **Management Update**

Chris Card, Bob Higgins, and Jim Clay joined the meeting at 6:40. Chris suggested that the group jump right into the Q & A to make best use of our time this month.

### **Q & A**

- Richard McGrail asked if there was any update on when the health club might be open? Chris explained that the Club had developed a plan that they felt would meet the

spacing and separation restrictions required by the State to open the facility. The Club is in the process of hanging plexiglass panels between each piece of equipment. He's hoping the work will be completed in the next 5 - 7 days. In the new configuration, the facility could only serve 15 people at a time. Members will be able to book a one-hour workout time slot through the ForeTees app. The time will allow for a 45-minute workout and 15 minutes for the equipment to be wiped down and prepared for the next user. Chris said they will be sending out additional information they have final approval to open the facility.

- Kathy Mayo mentioned that the Board has had several inquiries regarding the delay in rolling out the Tennis Clinic program this year. Chris explained that the assistants that the Club brought in to assist with the Tennis Clinic program have had to self-quarantine due to notification of possible COVID exposure. As a result, they are not allowed to be on site for the next two to three weeks. Chris is hopeful they will be able to offer some portion of the program later in the season.
- Mike Murphy explained to Jim and Chris that a growing concern of the golf members is the deterioration of the Practice Range. While the members understand there have always been a number of environmental issues that impacted maintenance of the facility, it was a multi-station complex that supported practice of all aspects of the game. Members don't understand why the chipping area and putting green were allowed to go to seed during the off-season, significantly limiting the usefulness of the facility. The teeing area is also in the worst condition since the facility was opened. Jim said there would be progress to improve the conditions in the near future. The plan calls for an expanded and improved chipping area. Unfortunately, with all of the environmental restrictions at the site, they have decided not to try and replace the putting green. Members will be able to use the two greens by the Clubhouse for putting practice.
- Kathy Mayo also relayed that Board has received several requests for extending the dining hours at the Athletic Center. Currently, the food service ends at 4:00 but the pool stays open until 6:00. Chris said he was willing to give it a try and would send out a notification to membership to promote the change.
- Mike Forbes mentioned that it appears the new Cottages are selling well. He asked Bob Higgins if most of the buyers were joining the Club. Bob said memberships were on track with the year's forecast. He also said there has been a better balance between Lifestyle and Golf memberships.
- Richard McGrail explained to the Club team that before their arrival the group discussed the possible impact the COVID situation might have on the August Annual Members meeting. The meeting is currently scheduled to be held in the Country Club Ballroom at 3:00 on August 23<sup>rd</sup>. Based on the current State restrictions on gathering, Chris said he didn't see how the Club could host the gathering at this time. It was agreed that both sides felt it was important to continue with the session and agreed to work together to facilitate a virtual meeting this year.

There being no additional questions, Mr. McGrail thanked Chris, Bob, and Jim for their participation and they exited the meeting at 7:45 p.m.

## **Communication Report**

Richard McGrail reviewed the Communication document circulated with the meeting material package. E-mail blasts featuring an update on pans and programs Cody Hunter is planning for New Seabury Tennis, the Nomination Committee call for nominations for the annual NSBOM election, and a 4<sup>th</sup> of July update emails were sent during the month. The group also reviewed the due dates for the July Action Committee email blast articles.

**There being no further business, a motion was made and seconded to adjourn the meeting at 8:05 p.m.**

Respectfully submitted,

Sharon Bazarian  
Secretary