

New Seabury Club Members Associates, LLC.
Board of Managers Meeting Minutes
June 11, 2020

The Board meeting on June 11, 2020, was called to order at 6:05 p.m. by Chairman Richard McGrail. The meeting was held in the New Seabury Clubhouse Board room with some attendees participating via video conference due to the ongoing Covid-19 virus travel and gathering restrictions. In addition to Mr. McGrail, Sharon Bazarian, Rick Russo, Rick Quinby, Kevin Kelley, Kathy Mayo, Mike Murphy, Mike Forbes 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 May 7, 2020. **After a brief discussion, a motion was made to accept the April 9 minutes. The motion was seconded and unanimously approved.**

Treasurer's Report

Treasurer Mike Richardson was unable to attend the meeting so Richard McGrail presented the June update. He reported that one payment of \$159.27 was processed to pay for the Zoom Video Conferencing application the Board is utilizing to conduct business during the Pandemic. As of the end of May, the account has a balance of \$8,967.96.

Mr. McGrail also reported that the annual agreement for the Associations Constant Contact application is also due for renewal. The annual fee is \$572.77.

A motion was made, seconded, and unanimously approved to renew the Constant Contact expenditure.

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

Communication Report

Richard McGrail reviewed the Communication document circulated with the meeting material package. E-mail blasts featuring the Ocean Course renovation project with Scott Nickerson, a Golf Action Committee update discussion with Jim Clay, and Food and Beverage Action Committee message with Adam Green were posted as scheduled during the month of May. The group also reviewed the due dates for the June Action Committee email blast articles. During the month of June, Tennis and Nomination Committee emails are scheduled

Richard also briefly discuss the solid reception the Board's correspondence continues to receive. On average over 80% of our mailing list recipients are opening and reading our emails, with 10% to 15% clicking through on embedded links.

Nominating Committee Report

Richard McGrail provided the Board with an update on the Nominating Committees' plans and progress. Each year the terms of three of our nine-member Board expire. As part of our

Annual Meeting process, we elect a new class of three to replace the folks whose terms have been completed. To get this process started, we will be sending out our annual “Call for Candidates” message. Our by-laws call for the Nominating Committee to field a slate of five candidates to fill the three openings created by the expiring terms of Board members Sharon Bazarian, Rick Quinby, and Kevin Kelley. Incumbents are welcome to run for consecutive terms. Therefore, if they can let the Nominating Committee know their intentions as soon as possible, it will let us know how many candidates we need to identify to fill the ticket.

Member responses to the email blast will be followed up on with a phone call and if appropriate a face to face interview. Richard also asked that if existing Board members know of members that may be interested in getting involved, they should encourage them to reach out to a member of the Nominating Committee as soon as possible.

The final slate of candidates must be named 30 days prior to the election. Candidate bio’s and voting information will then 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 again this year. 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.

Management Update

Mr. Card joined the meeting at 6:40. Chris opened his remarks with an update of the state of the Club and a review of his member correspondence of June 8th. As detailed in his recent message, Governor Baker announced that the State was moving into Phase 2 of the state’s four-phase reopening plan. During Phase 2, lodging and retail establishments, restaurants, and swimming pools are allowed to reopen, and outdoor activities are permitted, with restrictions. The Club included a detailed list of the amenities and activities that are reopening, the date on which they are expected to reopen, and the guidelines by which all members must abide. These are an update to the Re-Opening Guidelines previously sent on May 12, 2020. Chris reiterated that during Phases 1, 2 and 3, members who enter any of the facilities or sign up for a golf tee time or a tennis court time will be deemed to have read and agreed to comply these guidelines

While Governor Baker has indicated that each phase will last a minimum of three weeks, they could last longer before moving to the next phase. Therefore, if we want to progress as quickly as possible through each phase it’s up to each of us to continue to follow the CDC guidelines for reducing the risk of COVID-19 transmission by practicing good hygiene and socially distancing ourselves from others. The Club’s employees have been trained on workplace safety standards, and all common elements (such as tables and chairs) will be sanitized after each use so that you can have peace of mind knowing everyone’s health is of paramount importance.

Chris also highlighted that Take-Out service from The Sand Wedge Bistro and 95 Shore begin on Memorial Day weekend as scheduled. The Sand Wedge offerings include breakfast and lunch items and 95 Shore is a dinner-only menu. Members are able to place orders for both locations using the ForeTees app. The Sand Wedge is a walk-up Grab and Go window service. 95 Shore is curbside pickup. Members drive up, pop their trunk, and service staff

delivers the member order. Both venues are members-only with payments posted to the members' accounts.

Chris also mentioned that the Club is still discussing what impact the pandemic will have on member dues this season. He reiterated that Management understands and appreciates the member's concerns but until they understand when they will be able to fully reopen the Club, they can't provide any final answers to these questions. That said, their current thinking is the most appropriate solution is some level of credit toward 2021 dues versus an adjustment to the 2020 plan.

Q & A

After his remarks, Chris responded to several questions from the Board.

- Mike Forbes asked Chris if the Club would consider allowing member-owned golf carts to be used on the courses. Chris said he was open to discussing the idea in more detail if there was enough interest from the membership.
- Richard McGrail mentioned that some of the older members weren't comfortable with only having access to Take Food Service via the mobile app. He asked if the Club had plans to provide access from desktop computers in the future. Chris said they were planning desktop access in the near future. He also said they have modified their original policy and people can call in food orders or use the ForeTees app
- Rick Russo asked if the Club would be continuing Take Out service in the later phases of the reopening process. Chris said they have decided to continue Take Out for the season.
- Rick Quinby mentioned that while members were happy with the convenience of Take Out, they felt that some of the dinner menu items didn't travel well. He wondered if there were any plans to review and or modify the menu offering ability to the take-out menu needs to be looked at. This opinion was seconded by a number of Board members. Chris said he would take the matter up with Adam and the Chef to see what modifications could be made. Rick Russo added that based on his industry experience, the type of take out container makes a significant difference in how food travels.
- Kathy Mayo mentioned that a member asked her why the beachfront wasn't open on weekdays? A couple of other Board members told Chris they had been approached about the same issue. Chris said he would look into why members might have been turned away but reiterated The Beach Club is open for Members and their Immediate Family from 10:00 a.m. to 5:00 p.m. 7 days a week.
- Richard McGrail raised the member concerns about the Tennis facilities closing daily at 5:00 PM. He asked Chris to consider expanding the hours of operations so members can take advantage of the long summer days just as golfers are able to do. Several members have also expressed frustration that the season ends on Labor Day while many members are still here but can't use the facilities in the Fall. Chris agreed to discuss both these matters with Cody and update the Board.

- Sharon Bazarian asked if the Club had decided if the entrance road to the Cottages on Great Neck Road was going to remain as a permanent entrance once construction was completed. Chris said it would be a permanent entrance.
- Mike Forbes asked if they thought the Beach Bar would be open this season. Chris said they have no visibility beyond the wording in the Massachusetts phase plans. As it stands today, Bar openings are in phase three.
- Mike Murphy mentioned that it seems like golf maintenance has been understaffed this season. on the course. Chris said they had been bringing on help as demand warranted and they are now fully staffed.
- Richard McGrail asked if there had been a final decision made regarding cash tipping at the Club this season. Chris said they were still trying to find the best solution for all employees. As of today, they are working to develop a cashless process, possibly a member complete form, that could be implemented across functions.
- Kathy Mayo mentioned the Board had multiple questions regarding how the Club was managing capacity and social distancing on the Beach. Chris stated that every morning the beach crew sets up two lines of seating with minimum distance of 12 feet apart. The staff does it best to encourage members to be courteous and follow the publish guideline that no groups of 10 or more people gather on the beach. They also manage beach capacity, and when the seating is filled people have to queue up to get in.

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

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 play during phase 2 of the reopening process.

Mike said that he and Scott went out and drove the Ocean Course and did a hole by hole review of the course condition and issues that Scott is working on. Scott explained that while the construction crews have completed their portion of the job, the finishing touches will continue for the next few months. It also important to realize that a lot of new sod was placed, fescue planted and multiple greens replaced. These areas need time to reach maturity and become fully integrated into the course.

They also discussed the impact of the increased cart traffic on the courses because of the one person per cart rule in effect. Scott said they will be posting signs for ground under repair and roping off areas to direct cart traffic to mitigate the impact in the increased volume. They also discussed machine verses hand racking of the sand traps on both courses and the impact it has on bunker structure.

In Mike's discussions with Jim Clay, it was agreed the Bufflehead Men's Golf Invitational will be held on the Ocean Course June 26th & 27th. Sign-ups opened on June 1st through Golf Genius. It has been decided that the traditional shotgun start will have to be replaced by tee times for the event. This will affect the timing of the Golf but at this stage, it's the only alternative. Unfortunately, due to all the social distancing and dining requirements, it doesn't appear the social aspect of the event will be held. It's not ideal but it's a start.

Tennis Committee Report

Kathy Griffin Mayo provided the group with an update of her initial discussions with Cody Hunter regarding the review of the 2019 Member Satisfaction Survey data and his plans and challenges for the season resulting from the State imposed guidelines regarding the 2020 Tennis season.

Lexi and Maddie DeNucci, Stephen Stento, and Sam Bonakdarpour have all returned and will assist with clinics, instruction, and Junior Programs. They have also been joined by two new additions to the staff, Andrew Simon and Jolie Wasserman. Andrew and Jolie have been a part of our Junior Tennis Program who have been playing competitive tennis since childhood.

All 16 courts are now open and ready for play from 8:00 am – 5:00 pm, weather permitting. Unfortunately, under the current COVID guidelines the Tennis Pro Shop is window service only. Due to these restrictions, no re-gripping or re-stringing racquet service is available at this time.

Kathy also reported that based on member input the Tennis Club will be implementing an online matchmaking program to get more players involved and provide the opportunity to meet and play with other members. This will be an online sign-up sheet with your name, availability, and tennis rating to allow members to get a game, and enjoy meeting new players.

Finally, Kathy noted that the Club will also be migrating the Tennis court and lessons reservation process to the ForeTees system this season. The system will be online later in the month.

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