

# *New Seabury Members Association Board of Managers*

## **New Seabury Club Members Associates, LLC**

*New Seabury Board of Managers Meeting*

*Minutes of New Seabury Board of Managers Meeting*

*September 11, 2025*

The following are the minutes of the board meeting held on September 11, 2025. The Board Chair presided over the meeting.

Attending Board Members: Ralph Lepore, Rick Russo, Dave Tacelli, Kathy Griffin-Mayo, Larry Begley, Doug McHale and Larry Raffone.

Also in attendance were Jim Clay, Andrew Stolze and Concert Golf Representative, Don Smith

The meeting was called to order by Chair Ralph Lepore at 6:00pm in the Club House. The first order of business was a review of the Board Minutes from the August 14, 2025 meeting. After a brief discussion, **a motion was made and seconded to accept the meeting minutes for the meeting that day.** The minutes will be posted on the NSBOM website <https://nsbom.com/>

### **Treasurer's Report**

Larry Raffone reported that the current balance is \$11,419.49.

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

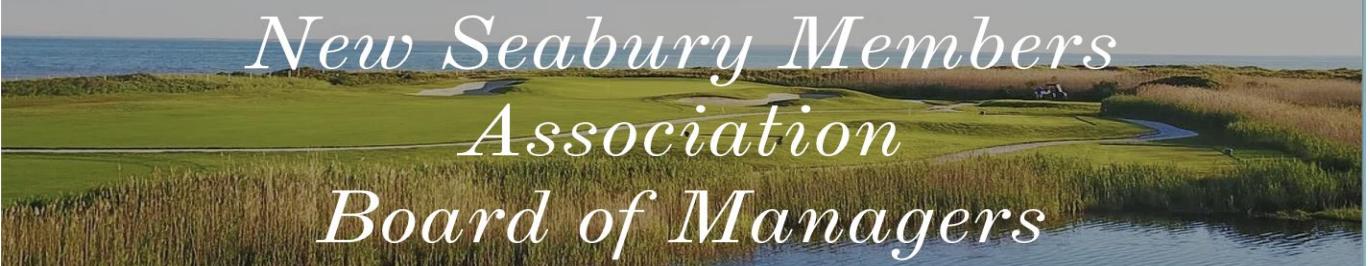
### **Communications Committee**

Ralph provided an update on the NSBOM's communications efforts since the August meetings.

We will continue to keep members informed and will continue to circulate emails to members when any new information is presented to us.

### **Food & Beverage Committee**

Rick Russo reported that the cigar night was being cancelled.



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## Golf Committee

Dave Tacelli reported that the subscription to the Concert Golf's Symphony program was highly successful. He also reported the schedule for the aeration of the greens.

## Racquet and Fitness Committee

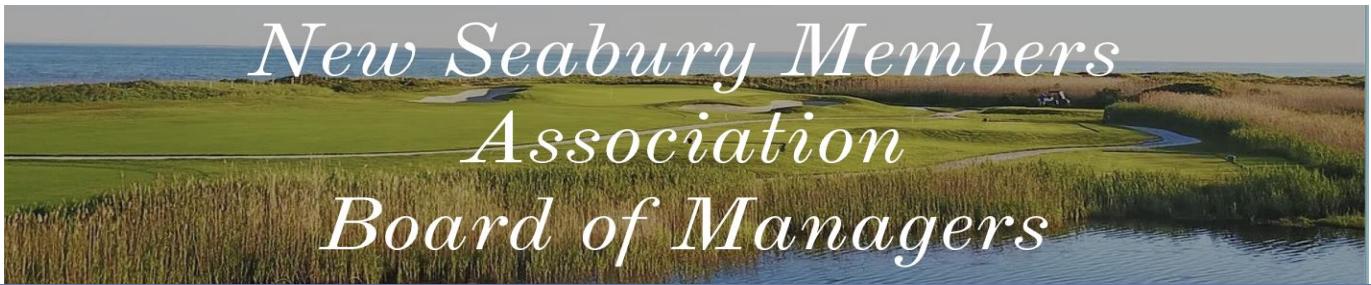
Kathy Griffin-Mayo provided an update on racquet sports and fitness.

They had a great summer this year! The weather was a challenge at the beginning of the season, but July and August were perfect, the staff were phenomenal, and the courts were constantly busy!

- Total Court Reservations for July and August were up 9% over the same period last year.
  - When compared to 2023, total Court Reservations were up 31% over the same period.
  - This summer, Tennis Court Reservations saw a 20% increase, while pickleball was about the same as in 2024.
- They saw huge growth and record numbers for our Adult Doubles Clinics this summer.
- The first edition of the Poppy Cup Ladies' Doubles Tournament went really well.
  - Those who were looking for competitive match play really enjoyed it.
  - Next year Cody is planning to expand the schedule from 6 weeks of play to 11 so it will run for most of the summer.
  - Cody may expand it to include Men's Doubles and/or Mixed Doubles.
- Wimbledon 105 and Honey Deuce 105 were both sold out with waitlists and were really successful.
  - Cody decided to add another version next year over Memorial Day weekend that will run during the French Open.
- The revamped Pickleball Clinic pathway was well received and attendance numbers backed that up.
- They have already been reviewing the Pickleball Open Play Schedule and will plan to make some changes next year.
  - Monday/Wednesday/Friday Open Play sessions went great again this year.
  - Tuesday/Thursday DUPR Sessions were not as successful as we had hoped.
    - They learned that the group looking for more competitive play was probably not as big as what was perceived.
    - One positive is that Members who did not want to participate in DUPR Sessions chose to play earlier in the day on their own, which helped to drive more Court Reservations and spread-out play throughout the day.

Looking ahead to the Fall...

- The Clay Courts will be open until mid-November.
- The Dome will be setup the last week of October and will open the first week of November.
- Tennis and Pickleball Clinics are still available 7 days a week, as we get further into September we will transition over to our Fall/Winter schedule.
- We're anticipating another busy Thanksgiving Week and will again offer additional programming from Wednesday-Sunday, we already have teams registered for the Black Friday Pickleball Tournament.



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## Fitness:

Labor Day weekend went very well at the Athletic Club, and our classes were full throughout the holiday weekend. As we move into fall, we're currently finalizing the Fall class schedule. There won't be too many changes overall, though our pool and beach classes are slowing down and will wrap up in the next week or two. We will continue offering 11:00am classes and are planning to add more afternoon class options this Winter to accommodate member schedules.

Jen will be returning from maternity leave on October 17. In the meantime, I'll continue to oversee the daily programming and scheduling.

## **Waterfront Committee**

Larry Begley provided a report on the waterfront.

No significant update since the last meeting. They were significantly short-staffed again over Labor Day weekend Sean became a one man show, and got us through it. Cabana and beach bar are closed. The Lure is open until mid-October. They are taking inventory of chairs and umbrellas and hoping to buy all new equipment

## **Youth Committee**

No report.

## **Management Report:**

Jim Clay provided the group with a club update.

They continue to work on system issues throughout the property. They are looking into new tee time platforms.

## **Other Business:**

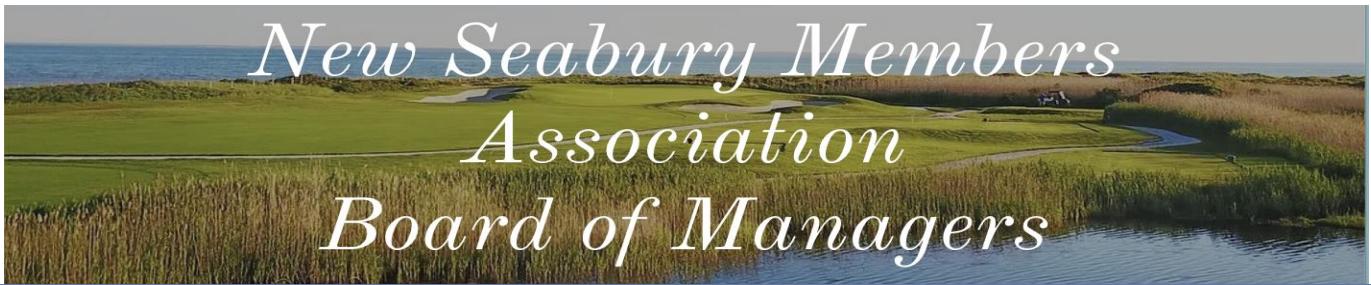
### **Next Meeting Date**

The next meeting will be held on October 16, 2025 at 6:00pm at The Club House.

**A motion was made and seconded to adjourn the meeting at 6:05pm with no further business.**

Respectfully submitted,

Marliese Zafiropoulos



*New Seabury Members  
Association  
Board of Managers*

Secretary