

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

May 8, 2025

Zoom Meeting

The following are the minutes of the board meeting held on May 8, 2025. The Board Chair presided over the meeting.

Attending Board Members: Ralph Lepore, Marliese Zafiropoulos, Rick Russo, Heide Anastos, Doug McHale, Kathy Griffin-Mayo, Larry Begley and Larry Raffone.

Also in attendance was Jim Clay.

The meeting was called to order by Chair Ralph Lepore at 5:30pm via zoom. The first order of business was a review of the Board Minutes from the April 10, 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 \$2700.00.

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

Communications Committee

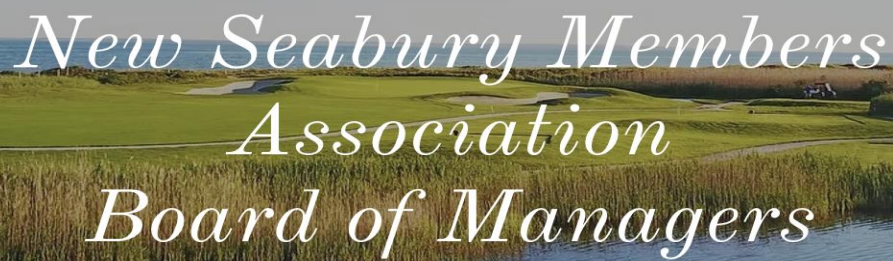
Ralph provided an update on the NSBOM's communications efforts since the April meeting. Ralph continues to send out regular updates from committee chairs and we will continue with the video blasts.

We continue to keep members informed and will continue to circulate emails to members if any new information is presented to us. A welcome video will be sent out at the start of the season.

Food & Beverage Committee

Rick Russo provided the Committee with the food & beverage update.

Rick plans to meet with Sean and Ramon next week. The members have had positive comments regarding food and service. They have hired a new chef that will work under Ken, who was a prior employee and has had great experience since that time..



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The Sand Wedge and Poppy are open on the weekends. They are having a soft opening for the Lure on May 17th. The Kentucky Derby party was a big success. Management is confident in staffing and had success in hiring early for the season. Sean is excited for a great season!

Golf Committee

Dave Tacelli provided an update on golf and was presented by Ralph.

The golf team plans to shoot a video next week. Courses are in great shape, both courses were recently aerated.

Racquet and Fitness Committee

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

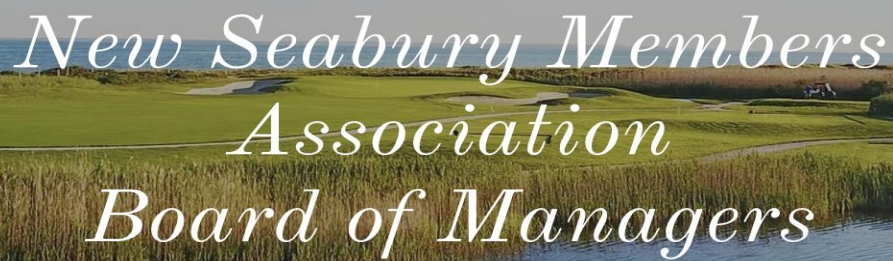
Things went well this winter in the dome! They had a few weeks that were slower but that was the case everywhere else at the club, but for the most part we were just as busy as previous years and activity was steady. The DUPR Ratings sessions were a success for pickleball, they plan to continue adding more sessions throughout the spring/summer.

Opening the clay courts has been a challenge this year because of the cold temperatures and so much rain in April. Cape & Islands Tennis & Track came three different times to begin spring reconditioning and were rained out twice and on another occasion the courts froze overnight. They finally were able to fully open 4 courts last week on April 30th. They just finished adding clay and new lines on 1-8 this past Saturday, so they are busy rolling courts now and expecting to have nets up by this weekend.

The dome closes this Saturday morning, so they will be busy clearing everything out Saturday/Sunday/Monday. If the weather allows, we should have the Dome deflated and packed over Tuesday/Wednesday/Thursday. Then Cody's team will be busy putting the hard courts back together Friday/Saturday/Sunday and they will reopen them for play on the Monday before Memorial Day Weekend.

Full Summer clinic schedule will start the second week of June. They added and/or revamped many of the pickleball clinics and open play schedule for the season based on attendance and feedback from last year, Cody is confident that the changes will be successful. Most of the tennis clinic schedule will be the same, Cody has added more junior interclub matches for this year and a few social events/tournaments for adults and he is hoping Members register for.

Jen stated the winter stayed pretty busy, especially the classes. They offer less in the winter than in the summer but they were still getting good numbers and very few waitlists.



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This winter Jen hired an assistant Nicole. She has been doing great. She has one class on the schedule now and will be adding more in June. Along with classes and personal training, she will be helping out with a lot of the administrative work while Jen is out this summer.

Jen is going to try to teach through the end of May so because of that and the season starting to pick up, the class schedule will see some changes in June. Jen is hoping to get everything finalized and into members first by the end of next week.

Waterfront Committee

Larry Begley provided a report on the waterfront.

They are in a great spot as far as staffing. They will have beach crew at an attendant stand to set up chairs for the members this year. There will be a host station at the Lure this season to elevate service.

Youth Committee

No Report

Management Report:

Jim Clay provided the group with a club update.

Concert Golf is starting the pre-onboarding into their system next week. They are planning a training day with about 300 employees. It is business as usual on property, and they plan to keep current systems in place for the season, except they will be moving over to a new payroll system. There are many Concert Golf employees on site. The directors are excited for a great season.

Other Business:

Next Meeting Date

The next regular meeting will be held on June 12, 2025 at 6:00 pm at The Club House.

A motion was made and seconded to adjourn the meeting at 5:55 pm with no further business.

Respectfully submitted,

Marliese Zafiropoulos
Secretary