

**CCMAC MEETING**  
**MINUTES- Thursday, April 15th, 2021**  
**Sail Loft Room –Village Center**

Present: Lisa Perry, Ron Carlson, Joe Dagrosa, Barbara McGilvray, Dave McGilvray, Dana Eng, Jill Wagner, Charmaine Famularo, Kris Adams, David Brandman, Todd Garland, Margot Garant, Stan Loucks, Brian MacMillan, Bill Mackedon, S.Caropelo, Len Fister, Hal Fox, Liz, Garland, Diane Amato, Nick Amato, Burt Cavallo, Chris Liposwki, Lauren Sheprow, Larry Hehn, Jummy Tsunis, Gary Zamek, Jimmy Colone, Rob Striehl, Joe Tipke, Elizabeth Tskajian, Sheila Sporuske.

**I. Call to Order**- L.Perry called the meeting to order at 6:03 PM

**II. Approval of Minutes**

Minutes from March 16<sup>th</sup> 2021 meeting was approved. J.Wagner made the motion, J.Dagrosa seconded.

**III. Village Trustee Liaison Report** –S.Loucks

A. Revisit mandatory cart rules for Thursday

- Due to restricted tee times on Monday and Tuesday and the amount of play traffic expected S.Loucks recommend to lift the mandatory cart rules for Thursday. The financial impact is around \$14k, however, it is more important to accommodate members.

**Vote:** J.Dagrosa made a motion to release the Thursday mandatory cart rules from Memorial Day to Labor Day. J.Wagner seconded. Motion passed unanimously.

B. Budget

- The member sign up cut off date worked well and really help with budget preparation. Budget is from June 1<sup>st</sup> to May 31<sup>st</sup>.
- No tax money from the Village for PJCC.
- The fixed expense for PJCC is at \$1,460,000 and around \$74k for electricity and other bills. The budget of \$650k to run the golf course is by far the lowest in Long Island. Increase the budget this year to do some project, among others, the back net on the driving range, golf simulator and hole in one patio on #2. Also keep in mind that the club may need new tennis courts.
- Golf has 539 members (285 residents, 234 non residents and 20 corporate) and Tennis has 244 members. Golf has over 130 brand new members.
- There is 25k in contingency fund. The capital has been depleted over the years. He hopes that any excess in revenue will be roll over into the capital fund.

**Vote:** J.Wagner made a motion to approve the 2021-2022 budget as presented. R.Carlson seconded. Motion passed unanimously.

Note: Committee approval needed to present the budget to the Board of Trustee for their approval.

C. State of the Bluff

The bluff line is getting worse. The fence was lowered. Special windscreens that allow more winds to save the fence were put in. Hopefully DEC will grant permit to the Village in the next 3-4 months. The Village will have to go out for a bid as it is a major project. The preliminary guess of the cost is around 3-4million. It will involve among others, a 12-14 feet steel wall deep in the ground, rocks in front, that ends before the courts and terracing. He hoped it will happen before we lose the tennis courts. This year the existing courts should be ok. There are plans drawn for new courts if needed, but the club may face potential financial problem. The DEC will be the one to draw the line on what we can or cannot do in regards of the bluff.

**IV. Cancellation/No show policy** –L.Perry

- L.Perry read the cancellation policy and the changes added based on members' responses on the policy: The cancellation or changes of tee time reservation for members and guests are permitted until midnight

the night before the scheduled day of play. Failure to make changes or cancellation prior to that time will result in cancellation fee of \$25 per member/guest for both 18 and 9-hole reservation.

- Exceptions to this policy might be considered if a member calls the pro shop with valid excuse prior to the tee time on the day of play (member portal can be used to leave a message if pro shop is closed). The charges then will be reviewed and reversed only by the club management. Legitimate reasons for fee reversal might include unforeseeable circumstances that may arise during the scheduled day of play. These may include but not limited to medical emergencies, illnesses or injuries, unexpected work issues etc. Exceptions will also be made if the course is closed due to inclement weather. Cancellations will be tracked and reviewed by management to ensure an equitable and justifiable implementation of same.
- If a member has been charged and feels that there was legitimate reason that was not approved by the management, they may bring the issue to the PJCC Grievance Committee.
- There were long discussions on this topic. Many members attended the meeting voiced their opinions. In general there were some common threads: 1) They are of the opinion that this policy is not member friendly and unnecessary. 2) They felt that the new reservation system works well and will not create the same problem as previous system (allowed members to book multiple tee times with no name guests) thus it is not necessary to add this new cancellation policy and 3) This creates more work to the staff and, in particular, the management. There was a suggestion to do 2 warnings first then fine.
- T.Garland added: There has been researched done on 16-20 courses around regarding cancellation. All have no show policy. The 5 year time frame of the data analysis of the number of cancellations at PJCC showed that number of cancellations rose from 8000 to 23k last year.

#### **V. Club Management update-** B. MacMillan

- Tennis: tennis will open on Monday 4/19 due to weather. Rolling courts and staff training over the next few days. New apparel for tennis shop. New court booking system and new feature that may allow to squeeze time down so it will allow no gap.
- Golf: aeration turned out well, the vandalized spots are coming back up slowly, new practice bunker made a bit wider, clean up around the course and entry way. Fairway maintenance issue due to weeds/fungi problem. Spraying is done once a month or sometimes every 3 weeks but the amount of play traffic contributed to the wear and tear. New budget will allow for a proper fungicide. Drainage will be put in the pond on 15 and might have to add more drain.
- Members will get a bag tag so the starters will be able to see it.
- There was a question presented to B.MacMillan about whether the committee would consider to allow 4 guests (without member/s to play with them) if it is donated to a charity, with full guests fee paid. General agreement was that no guest can play without member.
- driving range nets on the right side is needed, due to safety reason, especially on 3rd fairway, and cost (lost balls). The range balls cost was estimated to be around \$20-22k this year as we lost a lot of balls. We have around 600 people using the range. He estimated the cost to be around 50k (3 x 40 foot holes on the back right of the driving range and 2 netting sections and 11x20 foot holes on the left side with 600 feet of netting). J.Dagrosa asked about using the limited flight ball. B.Mackedon explained that with the limited flight ball, there will be a 10% decrease in distance but no guarantee that where it would go, so it is likely still be a members' safety issue.

**Vote:** D.McGilvray made a motion to recommend the Board of Trustee to expand the driving range. J.Wagner seconded. Motion passed unanimously.

#### **A. Golf Professional** -B.Mackedon

- Great start of the season. He commended J.Anderson and pro shop staff.
- Met with social committee and the Tuesday group to discuss social events.
- He asked that if anyone has any concern about golf operation to please reach out to him.

#### **VI. Committee Updates**

##### **A. HHTTG**—B.McGilvray

- Tuesday group is happy with the new reservation system

- She brought up the group's proposal again to have designated parking for club champions and the golf pros. Discussion followed with the main point against it was that the parking area does not have enough space considering the amount of play/activity. E. Tskajian suggested that we do some kind of wall of champions instead. B.McGilvray made a motion to approve of the designated parking idea but not seconded. Motion was tabled.

**B. Weekend Tournament Group –D.McGilvray**

- The weekend tournament will start in May.
- Signup is somewhat slow but hopefully it will pick up once the club is in full swing
- PJ Amateur Open is not going to be held this year due to the amount of play traffic expected.
- He has the idea to use the money raised from previous PJ open (\$5,600) to fund the hole in one project.

**Vote:** D.McGilvray made a motion to propose that we use the money raised from previous PJ Amateur Open to continue and complete the 3 par hole in one project. J.Dagrosa seconded. Motion passed unanimously.

**C. Tennis Association- D.Brandman**

- He is looking forward to a great new tennis season.
- Made a note that the first Turn social event (welcome back members) was well attended by Tennis members.

**D. Greens Committee –R.Carlson**

- Great course condition and great staff performance
- Remind members to bring sands to fill divots
- Available fund for beautification committee means that they can buy more plants this year
- He noted that outing on June 7<sup>th</sup> was cancelled.

**Vote:** R.Carlson made a motion to recommend that the course to be closed on Monday June 7<sup>th</sup> in order for certain maintenance (dry jet aeration and rolling) to be done properly. J.Dagrosa seconded. Motion passed unanimously.

**E. Marketing/Social Committee –C.Famularo**

- Social committee met with B.Mackedon to discuss social events. He came up with few events ideas as follows:  
 Wednesday, May 5<sup>th</sup>: Back Nine and Breakfast  
 Saturday June 5<sup>th</sup>: 4 Player Scramble and BBQ  
 Monday July 5<sup>th</sup>: Parent and Child (this date morning shotgun and there will be no outing). Food optional but if permitted after event may be held on the beach  
 Thursday, August 5<sup>th</sup>: bring a friend event  
 Sunday October 10<sup>th</sup>: Oktoberfest Tournament (done in conjunction with the Turn event).
- C.Famularo asked everyone to check out Facebook and Instagram to check the color scheme that the marketing committee is using and to give feedback.

**Vote:** B.MacGilvray made a motion to approve the social events dates presented to the Committee. J.Wagner seconded. Motion passed.

**F. Finance Committee –L.Perry**

Some lines of revenue comparison between period of June 2019-Apr 9,2020 and June2020-Apr 9,2021 :

Assessment:	\$129,562.50	\$186,450.50
Cart fees:	\$202,138.08	\$290,401.96
Resident Passes:	\$17,850	\$29,283
Driving Range:	\$11,290	\$18,480
Golf membership:	\$845,762.00	\$1,327,822.96
Retail sales:	\$1,277.95	\$77,563.07
Golf Outings:	\$75,910	\$35,415

Guest fees:	\$110,526.00	\$234,694.10
Golf lessons:	\$305	\$24,635.00
Tennis membership:	\$75,455.83	\$167,509.00
Tennis programs:	\$6,153.70	\$17,083.97
Tennis guest fees:	\$3,900	\$5,034
Tennis lessons:	\$3,606.88	\$7,543.36
Total revenue:	\$1,561,803.93	\$2,530,799.89
Total Expense:	\$1,745,750.95	\$1,772,027.84

**G. Tee Sign –J.Dagrosa**

3 second year payment came in, total of \$4,600. It brought the deficit down to \$ 1,380.  
No new interest so we will need to reach out more.

**VII. Old Business**

**A. Tennis Reservation/cancellation policy**

Not discussed.

**VIII. New Business**

No New Business.

**IX. Date for next meeting is Tuesday, May 18<sup>th</sup> 2021**

**X. Adjourn**

The meeting was adjourned at 7.54pm.