

**CCMAC MEETING**  
**MINUTES- Tuesday, July 20 2021**  
**Sail Loft Room –Village Center**

Present: Lisa Perry, Joe Dagrosa, Dave McGilvray, Jill Wagner, Charmaine Famularo, Dana Eng, Kris Adams, Todd Garland, Dave Brandman, Stan Loucks, Brian MacMillan, Gwen Gnad, Nick Amato, Diane Amato, Rob Kelly, Liz Kole, Jim Kole, Connie Gross, Sue Hahn, Larry Browne, Collin Richardson, Leo Sternlicht, Janet Mularkey, Kevin Mularkey, Rafe Davis, Iris Mastrangelo, Angela Chui

**I. Call to Order-** L.Perry called the meeting to order at 6:02 PM

**II. Approval of Minutes**

Minutes from June 16th 2021 meeting was approved. C.Famularo made the motion, D.Brandman seconded.

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

- S. Loucks suggested to set up a committee for Early Bird campaign
- Danfords and the country club lease were bought by TPG Hotels Resorts and Marina, an affiliate of Proccianti Company from Rhode Island. Some personnel from Crest Group stayed, among others, Denise Scidmore and Michael Bonawandt. Everything in the contract is still current including all social events.
- L.Sheprow asked why CCMAC was not involved in the transfer of lease process at all. She is of the opinion it's in the code that CCMAC should be involved. S.Loucks reiterated that CCMAC and membership were never involved with any RFP or transfer of lease. L.Perry added that this question is for the Board of Trustees.
- Regarding the bluff, the primary objective is to save the building/club house at present time. The Village has the permit to install the lower wall, but needs one for the upper wall. The engineering firm had guaranteed that we will have a permit for the upper wall (possibly in 2-3months) directly behind the club house. Steel wall driven 20 feet in the ground to preserve the club house. The lower wall structure to preserve the bluff but may not be in time to safe the courts. The estimated cost is between \$10 to \$14 million for both walls. Both are needed to preserve the bluff properly. The Village will have to take out bonds.
- Tennis courts plans/ideas are not in stone. No decision was made. Some tentative plans on building 6 courts by reorienting courts 1,2,3,4 to the east west facing and make 2 courts. Another idea is to have 6 courts as above plus another tennis court where the pickleball courts were supposed to be, to make it 7 courts.
- Ideas and suggestions from the audience; form a committee to help with the ideas/planning so tennis membership can be involved to support the Village; Contacting NY elected Federal Senators in order to get a federal grants; Better communication to the tennis members regarding any plans; switching parking lots with adding tennis courts in the current lower parking but expand the upper parking area to where the pickleball courts are supposed to be.
- Parking issues, as some members got tickets due to the lack of parking spots. The lower parking area was made smaller due to the containers for the Village lighting projects that still ongoing. The gates on the lower courts are also locked at a time that some restaurant employee and members got locked in. Motion was made to recommend the removal of the gates but was tabled.

**IV. Club Management update-** B. MacMillan

- Membership update: Golf has 603 members and Tennis at 300 members.
- Tennis: all went well even after the storm. Eric did a great job with the courts; interviewed new desk person; new ball machine came in; question re tournament matches in the booking. K.Adams suggested that all tournament bookings be done like when blocking a court, that way the info needed can be typed in and can be seen by members.
- Guests issues in both golf and tennis as some guests did not check in and too many guests play in golf.

- Golf: pro shop wall at the golf course collapsed during recent storm. Drainage and interlock wall needed. Estimated cost is about \$15k; driving range net bids are out, walk through is on August 3<sup>rd</sup> and due on August 13<sup>th</sup>; outings going well.
- Ranger is needed and to move forward with idea of a member to trade membership with some hours of work. Some issues due to the starters doing ranger job. The budget has enough to sustain the position.

**Vote:** J.Dgrosa made a motion to fill a full time Ranger position. D.McGilvray seconded. Motion passed

- Janitorial position needed. Currently there is one staff from the Village Center to do the work at the club house, gym and bathrooms at the golf course side. We may not have enough janitorial work loads for a full time position. The person will also help with any work needed.

**Vote:** T. Garland made a motion to hire a full time seasonal janitor for the Country Club. J.Wagner seconded. Motion passed

- The Greens Committee suggested keeping the fescue and not cutting it. After the email sent there was not enough response to gauge what the members want. (14 responses, 8 to keep it and 6 not keeping it)
- An idea to do a once a year members survey, including question about fescue. L.Perry suggested that any survey needs to have less than 10 questions. Any suggestion for survey questions can be emailed to B.MacMillan.

## **V. Committee Updates**

### **A. Marketing/Social Committee –C.Famularo**

C.Famularo, with L.Perry and S.Loucks, will meet with Denise to coordinate and plan on the food for social events. Hopefully with the new lease management owner, it will be better. The social committee wants a set menus (breakfast, lunch etc) that will make it easier for any events we plan

### **B. Greens Committee –R.Carlson**

Not discussed.

### **C. Tee Sign/Hole in One Project –J.Dagrosa**

- Total cost to do the 3 par holes is \$9,000. We have \$5,000 from tee signs and dedicated pavers. The project will go ahead with Treasure your Park lending us \$4,000.
- The 3 holes to be paved are hole number 4, 11 and 16

### **D. HHTTG–G.Gnadt (on behalf of B.McGilvray)**

- Successful BABE tournament on June 22<sup>nd</sup>. They raised \$12,000 for Breast Cancer. She thanked the Village for their continued support by waiving both the carts and guest fees. She hoped that it will continue.
- Successful Member Guest tournament with 65 golfers (29 were HHTTG members). She thanked B.Mackedon and his staff for the wonderful course condition and theme decorations. She added that the Turn did not open until 1pm that day and could not buy alcoholic beverages for their luncheon. She was told 2 days before that if the group needs alcoholic beverages, they needed to hire a bartender for a cash bar.
- As has been the last 3 years, the Village provided the group with \$10 voucher per cart fee for the outing. The outing is already the most expensive outing of all the surrounding clubs and will not be able to continue if we have to raise the prices too much, especially since the catering cost went up.
- The Ladies will participate in the Club Championship on August 10, 14 and 15. She will send out email to all lady members of PJCC.
- The Flower Power has raised \$656. After spending some for plants, there is \$190 left. Thank you to Daveen Herley, Donna Palmer and Ron Carlson who have spent a lot of times weeding the beds and planting new flowers.
- Highly support moving the 17<sup>th</sup> ladies tee box and the driving range nets project.

- No cups for the water and ice machine. B.Macmillan said that without providing cups, the club saved \$6,800/year. Will send out email to remind members to keep bringing their water bottle.
- An idea to celebrate a hole in one. Some discussions on this that include possibility of using the hole in one insurance

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

- Last Tournament went well with 86 participants. Weekend Tournament Group has some sort of insurance policy through the
- 3 bricks ordered for Tennis and 2 for Golf.

**F. Tennis Association- D.Brandman**

- Light in the corner of court 4 is still not fixed. B.MacMillan said it’s in progress.
- Fence on ct. 4 is bent and not fixed. B.MacMillan replied that the maintenance person was told that they cannot do any work involving the ground in the area.
- Need to plan on the pricing, especially if we have less number of courts. In the future, maybe add pickleball and/or platform tennis in order to make the club more appealing even with less tennis courts.
- Railing for the steps to the lower courts is needed due to safety concern.

**Vote:** D.Brandman made a motion to install handrail on the steps to the lower courts. G.Gnadt seconded. Motion passed unanimously.

**G. Finance Update –L.Perry**

Some lines of revenue comparison between periods of

June 1, 2020 - July 18, 2020 :	June 1, 2021-July 18, 2021 :	
Assessment:	\$6,826.00	\$2,800.00
Cart fees:	\$83,279.84	\$74,314.14
Resident Passes:	\$15,900.00	\$2,925.00
Driving Range:	\$8,720.00	\$3,080.00
Golf membership:	\$52,900.00	\$17,740.00
Retail sales:	\$22,233.94	\$17,112.99
Golf Outings:	\$0.00	\$18,542.52
Guest fees:	\$63,955.00	\$46,175.00
Golf lessons:	\$9,067.50	\$7,187.50
Tennis membership:	\$4,130.00	\$9,903.00
Tennis programs:	\$1,755.00	\$10,695.00
Tennis guest fees:	\$330.00	\$1,815.00
Tennis lessons:	\$906.66	\$7,900.00
Total revenue:	\$287,542.07	\$231,989.02
Total Expense:	\$389,242.32	\$349,688.03

**VI. New Business**

**A. Early Bird for Golf**

Some discussion on whether the Early Bird for golf should be pushed back to cut the number of months new members can play, especially since we have over 600 members already. No one knows whether we are approaching the limit of membership numbers. T.Garland is of the opinion that even without Early Bird special, we will not lose membership but also added that Nissequogue has some sort of early bird special in November.

There was a general agreement that Early Bird special is needed to help propping the membership numbers next year as B.MacMillan said that we lose 5% of members each year. J.Wagner made a motion to start the Early Bird special to October 31<sup>st</sup> but not seconded. T.Garland made a motion to have no early bird special. G.Gnadt seconded it. Motion failed.

Question on how many Early Bird members become members in the following years. B.MacMillan said possibly not a big number but he did not have the exact number. K.Adams asked if we can table the vote so we can get an answer to that question. Time is needed to promote it.

**Vote:** J.Dagrosa made a motion to move Golf Early Bird Special to October 15<sup>th</sup>. C.Famularo seconded. Motion passed with 5 in favor, 3 oppose and 2 abstain.

**B. Member behavior**

J.Dagrosa noted that some clubs are doing a seminar on being courteous on the golf course. Maybe we can do the same at PJCC. Responding to N.Amato comment that other courses have interviews for new members to go over the rules etc, J.Dagrosa said that we are doing that. But in general, the bad behavior is not from new members. G.Gnadt suggested to put up rules on the course and in the carts as a gentle reminder. B.MacMillan said that the rules and some promotions will be on the carts.

**VII. Date for next meeting is Tuesday, August 17th, 2021**

**VIII. Adjourn**

The meeting was adjourned at 7.49pm.