

**CCMAC MEETING**  
**MINUTES- Tuesday, April 26, 2022**  
**Village Center –Sail Loft Room**

Present: Lisa Perry, Ron Carlson, Joe Dagrosa, Dave McGilvray, Dana Eng, Kris Adams, Todd Garland, Gwen Gnadt, Stan Loucks, Brian MacMillan.

Liz Garland, Diane Amato, Debbie Gelfano, David Gelfano, Karen White, Jim White, Nick Amato, Lauren Sheprow.

**I. Call to Order-** L.Perry called the meeting to order at 6:06pm.

**II. Approval of Minutes**

Minutes from March 15th 2022 meeting was approved. L.Perry made the motion. D.Eng seconded. Motion passed.

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

- Plans for the Bluff and Club house: Currently exploring options including demolishing the existing club house and build a new one around where the Turn is. Lower wall cost will be \$4.8 million. For tennis, the best scenario is that the club will lose half of the land where court 1-4 existed. Once the slope is stable we can plan trees on it. The lower courts need to be moved towards the current car park to be away from danger.
- 60 new kayak racks to accommodate the ones lost from East Beach. Overall, currently there are 200 racks available with 175 rented. A lot of the racks have more than one kayak.
- The Board of Trustee (BoT) would like to open up court 7 and 8 for residents to play. There were 91 resident members from last year. The downtown tennis courts are being used for Village tennis program and Texaco park is being used for pickleball activities. So far, S.Loucks got the amount to prepare the courts as \$4,500.00. B.McMillan pointed out that there is no plan, no budget and no staff for this recommendation. D.Eng and K.Adams offered to discuss what is possible and what is needed if the Village is indeed going ahead with it. J.Dagrosa added that free tennis is not new to the Village as the downtown courts are free for residents. D.Eng added that this recommendation is good in a way to keep the link between the Village and the Club with resident tennis members. N.Amato commented that this will be unfair to the non resident members as they also had experienced the same thing as resident members. S.Loucks noted that some of the idea was to charge non residents with guest fee. G.Gnadt asked about how guest can pay and how to monitor if there is no staff.

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

- Temperature is not high enough for the grass to grow properly. We cannot fertilize more. Vertical cutting has started.
- Driving range nets went up. They are a bit off the ground on purpose.
- Starter and Ranger started well. During downtime period, they fill divots.
- Need 4 more maintenance staff.
- Pro shop items are mostly in but Ladies items are not all in yet.
- New budget was presented to the BoT.
- The bunker projects will start this year with 3 bunkers if the Committee approves the use the capital fund. The next year and the following year the cost will be included in the operational budget. This project is more in depth than previous bunker work as they will also replace the lining with permeable lining and add white bunker sands. The estimate cost is \$52,400. The plan is to do one hole at a time with 1-2 days off (players skipping hole).

**Vote:** J.Dagrosa made a motion to go ahead with the 3 bunker project this year using the money from the capital fund. R.Carlson seconded. Motion passed.

- Hole #7 stairs need the railing. Few questions on why the railing was not included in the previous estimate on the stairs that was previously approved. The conclusion is that the railing is needed for safety reason.

**Vote:** L.Perry made a motion to do the railing as soon as possible. T.Garland seconded. Motion passed.

## **V. Golf Head Professional -B.McMillan for J.Anderson**

- Ladies opening day on 4/26. Good turn out
- Mark the golf course for WMGA tomorrow

## **VI. Committee Updates**

### **A. Budget and Financial Committee-L.Perry**

- The Club has repaid all the money owed to the Village (over \$500k)
- Expenses increased as prices are up, wages are up and we now have Ranger and Starter. More maintenance is also being done.
- New line item is for Ranger and Starter. There are 2 shifts/day for Starter and 1 shift/day for Ranger
- Some of the comparison in revenue and expenses below:

	June 1,2020 to April 18, 2021	June 1,2021 to April 18, 2022
-Total Revenue	\$2,481,473.73	\$2,587,729.66
-Total Expenses	\$1,823,434.56	\$2,133,545.74
-Social membership	\$ 0	\$10,000.00
-Cart fees	\$302,434.55	\$324,268.14
-Outings	\$35,415.00	\$129,181.23
-Membership	\$1,421,626.96	\$1,504,680.02

### **B. Green Committee –R.Carlson**

- Divots are still a big problem but he was encouraged by the fact that the Ranger and Starter pushing soil on to players and helped fill in the divots in their downtime.
- Beautification committee will plant more deer resistant plants.
- Fitting of Taylor made is on May 22<sup>nd</sup>
- He added 55 gold fish in the pond.

### **C. Social and Marketing Committee –C.Famularo**

Not discussed.

### **D. HHTG – G.Gnadt**

- Successful opening day.
- Wine and flight last week was successful. 3 new members attended that event as well.
- Currently have 45-50 members with one half is a 9hole players.
- She requested that yardage marker to be put on the course to help with pace of play. B.McMillan said that they are out there attached to the sprinkler heads. He will do sprinkler head audit to ensure the yardage markers are put back on.

### **E. WTG –D.McGilvray**

- Season begins on May 7<sup>th</sup>
- Hole in One break on each hole.

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

- Tee Sign: most people renewed; 3 new signs sold and one new sign verbal commitment
- Price for new sign is \$1,350
- Balance in Treasure Your Park account is \$6,180 with \$1,400 to be deposited and \$1,150 check in mail to arrive that B.McMillan reported.
- B.McMillan proposed to do some work on Tee box #7, cleared out the area, putting cooler and ball washer, add soil and re-sod. The estimate cost will be around \$2,800 using the tee sign money.

**Vote:** J.Dagrosa made a motion to approve up to \$2,800 toward the work on Tee #7. G.Gnadt seconded. Motion passed.

- B.McMillan also proposed to do another patio on 10<sup>th</sup> Tee that will cost up to \$2,800.

**Vote:** R.Carlson made a motion to do another patio on 10<sup>th</sup> Tee. J.Dagrosa seconded. Motion passed.

**F. Handicap committee –T.Garland**

- T.Garland attended an MGA seminar for handicap with M.J.Bartholomew.
- Asked B.MacMillan to implement software that able to analyze handicap in the last 20 years
- MGA app is preferable as it also has an automatic adjustment of handicap if there is bad weather.
- Score does not need to be put in if playing by yourself.
- Local policy re handicap to start on April 15<sup>th</sup>.

**G. Tennis Association –D.Brandman**

Not discussed.

**VI. Old Business**

No old business.

**VII. New Business**

- Grievance Committee : L. Perry and J.Dagrosa are members. Need to appoint a 3<sup>rd</sup> person.

**VIII. Public Comments**

- Following discussion of suggestion that the CCMAC write a letter to the BoT, N. Amato added that he is aware that people are going to attend the BoT meeting to voice their grievances. These include food (pricing and quality), overruling of CCMAC recommendations, wedding party on the golf course, and to enquire what the plan is for the club moving forward. L.Perry cautioned that CCMAC is an advisory committee.
- N.Amato suggested that we invite the vendor to the meeting so they can hear directly from members and can address their questions and comments. L.Perry will invite the vendor or their representative to the next meeting. Emails will send out to members once it's confirmed.
- L.Sheprow suggested giving the vendor another chance and work with them to do events and to help spreading the word. B.McMillan answered that they did not send him any flyer or any other info regarding any events for him to spread the word. A couple of the events were cancelled due to low turn out. L.Sheprow volunteered to communicate with the vendor and help moving vendor planned events forward.

**IX. Date for next meeting is Tuesday, May 17<sup>th</sup>, 2022**

**VIII. Adjourn**

The meeting was adjourned at 8.24pm.