

**KINGSWOOD GOLF CLUB BOARD OF DIRECTORS MEETING**  
**July 12, 2021**

Meeting was called to order at 5:00pm in the Kingswood Golf Clubhouse.

In attendance were Board Members Sebastian Tordonato, Denise Gallagher, Laura Spellman. Lorri Tappan, Tom Goodwin, Dave Lynch, Woody Pierce, Tom Cayon and Bill Barton. Nora Pilar was also in attendance.

Nora started off the meeting giving the BOD a brief overview of results from the restaurant survey that was sent out earlier in the month. Once the survey deadline has been met, the full results will be presented to the BOD. At this early date 97 people had completed the survey.

**MOTION: To accept the BOD minutes from the June 14, 2021 meeting. All were in favor, motion passed unanimously.**

**TREASURERS REPORT:** Tom Goodwin

Financials available through May 31, 2021

- Revenue exceeds budget by \$47,115, due primarily to member dues, greens fees and cart rentals
- Expenses were overbudget by \$20,709
  1. Admin expenses were overbudget by \$5,311 due to real estate taxes and bank/credit card fees
  2. Course was slightly overbudget by \$1,104
  3. Carts were overbudget by \$5,529 due to repair & maintenance o Pro Shop was overbudget by \$7,273, due mostly to employee costs
  4. Lounge expenses were overbudget by \$1,493 due to equipment or furniture purchases

**MOTION: To accept the June Treasurers report. All were in favor, motion passed unanimously.**

**COMMITTEE REPORTS:**

**FINANCE:** David Lynch

Dave reported that the Norway Plains wetland report has been updated and the review suggests that a smaller cold storage building will be needed in the proposed area. He is actively watching the prices for metal and steel buildings in the proper size. Pricing has been fluctuating due to supply and demand that is still catching up after the year long shut down due to the pandemic.

**MEMBERSHIP:** Laura Spellman

No Report.

#### MARKETING: Woody Pierce

The course guides are back from the printers and are being handed out at the Pro Shop. They are primarily being given out to “Day Play” guests only but there is a display on the counter for anyone who would like one.

I would like the Board to consider replacing the current sign at the entrance of the Golf Course. In my experience in sales, I was always a firm believer that you never get a second chance to make a good first impression. Even though our sign was updated less than two years ago, it looks old, in need of repairs and because of the logo on it, seems more like it advertises for the “Full Belli Deli” than it does for the Kingswood Golf Course. We have a great golf course and the current sign doesn’t seem to promote it in my opinion.

Revenues from the course guide added about \$ 5,000 to \$ 6,000 to the Club’s finances. Can some or all of that monies be used towards it? Another issue to be discussed is how do we promote the “Lounge” and the Purveyor of the “Lounge”?

#### GROUNDS: Bill Barton

I had a quick meeting with Alex last week, was hoping to see him Friday but the rains kept me away. He is happy with the course, was able to keep the greens healthy during the hot spell, and now the course has survived the torrential rain. I think we all agree that Alex has done a great job with the playing conditions at Kingswood. To my knowledge, there are no issues with staff or equipment. I called the office of a logger whose name was given to me by Sebastian, I have yet to hear back. I have spoken to several members about the removal of numerous trees, of course the dead trees have to be removed at some point, everybody seems to be in agreement with a tree mitigation program, I will pursue that issue in August or September. Dave Avery has offered to redo the third hole/green, elevate the green and have two tiers, and bring the pond around the front, honestly that has been my thought for years. It could become our signature hole, something to think about.

#### GOLF: Denise Gallagher

Tournament season is well underway. There were questions regarding the changes in the butler which were addressed by providing a copy of the November 2021 minutes which detailed the proposed changes that were approved by the board at that time.

#### HOUSE: Tom Cayon

Tom continued to review the restaurant survey. He will review all the written results once they are completed.

**MOTION: To accept the committee reports. All were in favor, motion passed unanimously.**

OLD BUSINESS:

NEW BUSINESS: We have been asked by a member to review the waterfront area on Crescent Lake. Sebastian and Dave have walked the area and are proposing some slight changes to the access road for parking, proper signage as well as some path repair to the small beach on Crescent Lake. We are hoping that we can complete the minimal repairs over the winter months to expose the small beach area so members will have better access to the waterfront.

The annual Board Of Directors meeting is scheduled for August 21 at 4:30 in the clubhouse. The agenda for that meeting was reviewed.

The next meeting will be held on August 16 at 5:00 in the clubhouse. This meeting will be the final review for the annual meeting on August 21, 202.

Meeting adjourned at 6:50 PM

Respectfully Submitted  
Lorri Tappan  
Secretary