

**KINGSWOOD GOLF CLUB  
BOARD OF DIRECTORS MEETING  
December, 14, 2021**

Meeting was called to order at 5:00 via zoom teleconference.

In attendance were Board Members Dave Lynch, Tom Cayon, Tom Goodwin, Woody Peirce, Laura Spellman, Bill Barton, Rick Ward, Jeremy Fuller and Lorri Tappan. .

**MOTION: The acceptance of the November BOD meeting minutes were done by email after appropriate corrections were made. All were in favor, motion passed unanimously.**

**TREASURER:** Tom Goodwin. No Report

**COMMITTEES:**

**FINANCE:** Rick Ward

The Finance Committee held a meeting on December 6, 2021, which was attended by committee members Steve Messineo, Kevin Lawlor and myself. Our president, David Lynch was also in attendance.

The budgeting process for the next fiscal year presents significant challenges. These challenges are all related to the economic realities, known and unknown, that emanate from the current evolving state of our economy. As they apply to our budgeting process, there are three basic categories of concern that we have attempted to address:

1. The impact that the present level of inflation has on the substantially increased price of goods and services;
2. The current shortage of labor and the related impact of the economic environment on rising wages; and
3. Concerns as to the Club's ability to sustain and/or continue to grow its revenue stream.

The Finance Committee has prepared, exhaustively reviewed, and unanimously recommended that the Board approve and adopt the attached proposed budget for the next fiscal year. The proposed budget adopted by the Finance Committee contains a great deal of detail which I cannot repeat here in this report. In summary, the proposed budget is based on countless hours of research by the committee and adopts an approach that balances the concerns above as best as possible at this point in time.

One element of the proposed budget, which is not expressly stated within it, but which our committee discussed at length, is the necessity for communication at all levels during the time that the budget is in implementation. This includes, and is not limited to, 1.) effective communication by and between the Board and the Department Heads, through the chain of command; and 2.) effective communication with our members. A high level of communication as the budget is implemented will enable us, as a Board, to be able to evaluate and implement any necessary responses as the fiscal year unfolds. Finally, our members need to be aware of the economic realities that we face and how they impact our ability to provide a quality golf experience for us all next season.

**MEMBERSHIP:** Laura Spellman. No Report

**MARKETING:** Woody Pierce. No Report

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**GROUNDS:** Bill Barton. No Report

**HOUSE:** Tom Cayon. No Report

**GOLF:** Jeremy Fuller. No Report

**MOTION:** Dave Lynch made a motion to accept the finance committee's recommended 2022/2023 Kingswood Golf Club yearly budget. Tom Goodwin seconded the motion. All were in favor and the motion passed unanimously.

## **OLD BUSINESS:**

**Except of a letter to the BOD from Dave Lynch and Tom Cayon:**

We have been discussing the fact that the pro shop is in need of some significant refurbishment. Joy Sweeney recommended that the proceeds from this past season's green tee tournament (approximately \$15k raised) be used to improve the exterior of the pro shop including tree/shrub removal. That work was started early this fall and at the same time, we discovered the roof, windows and siding needed to be repaired/replaced. See attached photos for reference. In parallel with Joy's recommendation to improve the exterior look of the pro shop, discussions took place to improve Kristy's office by adding a window and modifying the layout. Those discussions were then expanded to consider raising the roof of the pro shop at the same time to eventually allow for the winter golf simulators to be set up in the pro shop space during the winter season. The simulators inside the clubhouse, are noisy and detract from the dining experience as well as limiting group functions in that space during the winter season. Tom or I can expand on use/noise issues if needed. Our objective is to improve the overall Kingswood Golf Club experience going forward particularly in light of recently entering into a new restaurant agreement with Jean-Phillipe and Melissa Pillone.

With the above said, Tom has put together material and labor quotes (attached) which would allow the refurbishment project of increasing the height of the roof repairing rotted windows and rotted wood in the walls, etc. for a cost of \$54,000. The cost of just the new roof, new windows and associated labor to repair what we have without raising the roof is estimated to be at least \$20,000 which we would not know exact cost until we removed windows and sheathing to see how much rot is inside the walls. Our recommendation is to proceed with the complete \$54,000 refurbishment as it will improve overall club operations by allowing year round utilization of the pro shop for winter simulator use, as well as possible future off season golf lessons. We have a funding plan with Green Tee Proceeds supplemented with current year operating profit. We feel as the project could start immediately with completion prior to opening back up in April.

**MOTION:** Dave Lynch made a motion to allocate no more than \$54,000 during this fiscal year to the Pro Shop rejuvenation. Bill Barton seconded the motion. All were in favor, motion passed unanimously.

## **NEW BUSINESS:**

A brief discussion was had about the footings for the new Kingswood Golf Club entrance sign. Those concrete footings will be done at the same time that the concrete is poured for the cold storage building. Further discussion about this will be done in a board meeting later in the year.

The next meeting of the Kingswood Board of Directors is scheduled for January 18 at 5 o'clock via zoom teleconference.

Meeting was adjourned at 6:55.

Respectfully Submitted

Lorri Tappan  
Secretary



