

**KINGSWOOD GOLF CLUB BOARD OF DIRECTORS MEETING**  
**March 17, 2024**

Meeting was called to order at 5:00 at the Kingswood Clubhouse and via zoom teleconference.

In attendance were Board Members Dave Lynch, Tom Cayon, Tom Goodwin, Bill Barton, Lorri Tappan and Jeremy Fuller were present. Woody Peirce was present via Zoom. Laura Spellman and Rick Ward were absent. Club member Tina Antonucci was also present.

**MOTION: Motion was brought forth by Tom Cayon to accept the February Board of Director minutes. Motion was seconded by Tom Goodwin. All were in favor, motion passed unanimously.**

**TREASURERS REPORT:** Tom Goodwin

- Financials available through February 29, 2024
- Revenue exceeds budget by \$77,372, due primarily to member dues, greens fees, cart rentals, range income and course use fees.  
Revenue is down from last year by \$25,157
- Expenses were overbudget by \$49,730, but higher than last year by \$94,724
  - o Admin expenses are Overbudget by \$9,242 due to higher than expected employee expenses, credit card fees and professional expenses
  - o Course expenses are Overbudget by \$17,083 mostly due to overruns on special project expenses and maintenance
  - o Cart expenses were underbudget \$2,824 due to lower depreciation and higher maintenance
  - o Pro Shop expenses are Overbudget by \$1,086 due to depreciation and higher maintenance costs
  - o Lounge expenses are Overbudget by \$27,565 due to adjustments in the proprietor agreement
- Overall net income from operations is \$128,887 YTD which is \$27,643 above budget forecasts, but down \$119,882 from last year

Tom also added that the end of season problems with the restaurant have depleted the revenue side slightly.

**MOTION: Motion was brought forth by Tom Cayon to accept the Treasurers report as presented by Tom Goodwin. The motion was seconded by Bill Barton. All were in favor and the motion passed unanimously.**

## **COMMITTEE REPORTS:**

### **FINANCE:** Rick Ward

Due to the restaurant operations for the last year, the budget for next year has been adjusted accordingly.

### **MEMBERSHIP:** Laura Spellman

No Report.

### **MARKETING:** Woody Peirce

No Report

### **GROUNDS:** Bill Barton

Alex is busy at work getting the course cleaned up for opening sometime in April. There has been a lot of tree work this winter so there are many sticks and branches that need to be cleaned up on many holes. The biggest issue is the cart paths, and we are now full steam ahead with Perm-a-Pave given the contract to start ASAP. They will start as early as this week on the prep work and we will keep an eye on that cost which unfortunately, can be as costly or even more than the paving. Asphalt plants open around 4/15, so that's when the paving will begin. I would like to see us pave as much as possible, so if we can do some of the prep work, we can pave more holes.

Bill added that Alex has an employee who has become qualified to spray fertilizer on the course. Over the last years Alex has been the only one qualified and this will free him up to cover other issues. One of those issues is a very large area of ledge in one bunker on the second hole. Alex will continue to work on remediating this as soon as practical.

### **GOLF:** Jeremy Fuller

I spoke with Kristy on Friday. I hope that we can approve the calendar at the meeting and get it out to members. The 6th and most recent draft is attached. I told Kristy that we are planning on opening on April 15th and I am unsure at this time if it would be walking only as course conditions would dictate if carts can go out. I also shared that it was likely that we would only have the back 9 open at this time due to work on the cart paths. If our opening date is modified, I will communicate with Kristy ASAP. Nathan, a recent graduate of the University of Maine Orono, will be joining us and serve as our assistant this year. He is currently in the apprentice PGA program. Kristy tells me he is a skilled golfer and has a great personality. Aiden, who interns from Coastal Carolina, will be in the shop from mid-May through July and Heidi will also be a common face in the proshop this summer. Michael will also be returning in the proshop and Kade Lucas, a local high school student, will be training inside as well. She expressed confidence that she was staffed appropriately for outside operations as well.

**HOUSE:** Tom Cayon

Tom mentioned that a few of the appliances in the kitchen did not pass inspection so Nora is working on those.

Nora and Dave Lynch have been working on hiring the staff for the summer. At present they have two bartenders and two cooks.

Nora Pilar will be taking over the position as the food and beverage manager as well as the Marketing coordinator. She will be full-time for the foreseeable future.

**MOTION: Motion was brought forth by Tom Cayon to accept the committee reports as presented above, motion was seconded by Tom Goodwin, all were in favor, motion passed unanimously.**

**OLD BUSINESS:**

The club was not successful in hiring a general manager but will still be conducting interviews.

We are hoping for a tentative opening of the restaurant in April.

**NEW BUSINESS:**

**MOTION: A motion was brought forth by Dave Lynch to accept the nomination to replace Lorri Tappan's remainder of her seat on the Board Of Directors thru August 2025 with Tina Antonucci. Motion was seconded by Tom Cayon. All members were in favor and the motion passed unanimously.**

The next meeting will be held on April 15, 2024 in the Kingswood Club House at 5:00.

Meeting adjourned at 6:45 PM.

Respectfully Submitted,

Lorri Tappan  
Secretary