

KINGSWOOD GOLF CLUB BOARD OF DIRECTORS MEETING
July 21, 2025

Meeting was called to order at 7:00 PM at the Kingswood Clubhouse.

In attendance were Board Members Dave Lynch, Tom Cayon, Woody Peirce, Bill Barton, Tina Antonucci, Laura Spellman, Jeremy Fuller, Candace Tordonato, and Jeff Lucht.

MOTION: Motion was brought forth by Woody Peirce to accept the June Board of Director minutes. Motion was seconded by Dave Lynch. Jeremy abstained since he was not at the June meeting. All were in favor, motion passed.

TREASURERS REPORT: Jeff Lucht – No report, as final June financial reports are not available yet as not all expenses are in. Preliminary reports show we are better than budget overall. Total revenue is up \$56,000 over last year. Day play greens fees and cart rentals are both up. Restaurant revenues are up over \$20,000. YTD income over last year is about the same.

Bill Barton asked when we can start really pondering projects for next year like 7 green and a couple more cart paths. Dave advised we can start discussing this in September when we have a better idea of revenue and expenses for the season.

Restaurant revenues are up \$23,000 vs last year, but more sales equals more food cost (up \$10,000). Labor costs are a few thousand dollars better than last year when it was a major problem. We are \$21,000 higher in expenses vs. last year due to repairs & maintenance (\$15,000) and advertising. Candace pointed out food prices and liquor prices are both up. We recently adjusted menu prices by \$1.00 for most items to adjust for increased food prices. Dave and Woody looked at other local restaurants and found our retail liquor prices are in line. Jeremy Fuller again expressed concern we are continuing to lose money with the restaurant. Dave countered on a margin basis we are better, but repairs and maintenance to our 27-year-old clubhouse, such as pressure washing, exterior painting and some rot repair of the front, continue regardless of whether we run the restaurant ourselves or not. The consensus is that day play and members expect a restaurant as part of the golf and membership experience. Bill Barton reminded us we are only part way into our second season of operating the restaurant and we continue to improve.

COMMITTEE REPORTS:

FINANCE: Tom Cayon – No report

MEMBERSHIP: Jeremy Fuller – No new members.

MARKETING: Woody Peirce - Weekly Wednesday meetings are continuing. We've accomplished quite a bit this year.

GROUNDS: Bill Barton – Grounds is at full employment. Alex is hopeful we will get the verticut machine this fall as planned once final numbers are in. The rest of the equipment is all in great shape, even though some are on in years they are maintained beautifully. Grass is in great shape despite the early moisture then the heat and humidity. Right after the Fall Classic, Alex thinks he's going to core the greens instead of using tines which takes longer to heal. He likes to core them every 3 years. Bill & Alex would really like to tackle the 7th green. Alex believes we can close 7 the end of September, use 11 ½, and complete the project within 3 weeks. The sod would be stripped and the green and irrigation system raised, similar to 13. It would be more of a false front similar to 4 with the trap pushed to the right toward the cart path. Bill feels cart paths don't affect play, but 7 green does. Dave does not disagree but

wants to go on record stating during his 6-year tenure on the board our strength isn't estimating project costs vs. final actual cost. Dave feels we need a solid estimate for 7 plus add 40-50% contingency which may impact cart paths &/or paving Kingswood Road where there is already a little erosion. Jeremy agrees it's a worthwhile project but would like to see the cart paths finished and have the grass in the play area along the paths repaired first. Bill advised Alex's plan is to dig up, loam, and sod this area in-house. Dave recommends the Board do a better job with planning and project management. For example, an in-house sodding project while trying to open the course while not yet fully staffed would not work, but sodding in the fall would. The consensus is we need a list of projects and priorities with realistic budget numbers. Dave advised we have \$100,000 roughly in capital reserve to spend and estimates we can do 3 cart paths. Bill will work with Alex for estimates for 7 green, sodding areas adjacent to new cart paths, and 8, 9, 14, and 17 cart paths.

GOLF: Laura Spellman – Congratulations to Pam Cheney for winning the first flight ladies club championship and to runner up Denise Gallagher. Ladies net two ball championship went to Heidi Fleming and Pam Cheney Men's Gross two Ball championship was Michael and Ricky Hutchins. Butler tournament was June 28th: Men's gross champion was Norm Brooks and runner up was Jeremy Fuller Ladies gross champion was Lorri Tappan and runner up was Cindy Avery Men's net champion was Bob Groom and runner up was Fran Philips Ladies net champion was Maryanne Strang and runner up was Cecile Chase. Men's invitational is Saturday July 19th and Sunday July 20th Ladies invitational is Friday August 1st. Alton Rotary club is hosting a fund raiser "A Buck A Putt" on Saturday July 26th.

HOUSE: Candace Tordonato – The restaurant has hired some new kitchen and front-end staff, as a couple were let go. We're looking to keep improving the restaurant with additional staff training. Guests continue to be complimentary regarding meals. There were a number of events hosted at The Sand Trap in June. Jeff Lucht observed Tuesday night Ladies Twi meal delivery seems slow. Staff turnover has affected service here, but service in other restaurants in town is slow as well.

MOTION: Motion was brought forth by Candace Tordonato to accept the committee reports as presented above. Motion was seconded by Woody Peirce. All were in favor, motion passed unanimously.

OLD BUSINESS:

- **Restaurant Update** – Revenue is up, labor is down, with the margin improving and positive for the month of June. Jeremy asked if breakfast revenue supports the cost. Dave does not have that specific data, but breakfast has been popular with many regular groups including after church. Two people on staff behind the counter allows one staff member to take orders while the second gets the beverages and food orders from the kitchen. Jeff asked if we only had one shift, would we choose breakfast and lunch, or lunch and dinner. Dave answered lunch and dinner due to alcohol. In June, restaurant revenue was \$66,000 vs. \$47,000 last year, a third more revenue with staff costs about the same with revenue climbing. Denise Gallagher hired a part-time bookkeeper who is starting soon to assist with her additional workload due to our operation of the restaurant. Tina expressed a reluctance re: implementing minimums due to additional bookkeeping including member questions re: balances left to spend for the month. Jonas is not ideal for restaurant operations, but suited for club operations.
- **General Manager Position – Part-Time Position Discussion** – General Manager candidate Janet Bouchard is scheduled to meet with the remainder of the board Thursday. Dave plans to show her the pro shop and maintenance building as well. Dave advised his plan is to convene a special board meeting in advance of the annual meeting to vote on hiring either Sebastian Tordonato or Janet for the part-time General Manager position with a vote by blind ballot. Feedback on other candidates interviewed was not favorable. Dave reminded us there is always

the third option, do nothing. Denise expressed to Dave she feels we really need a GM. Dave advised many do not realize how many requests come into the office adding to the workload. For example, there is a request from the Town Assessor for data re: monies invested in our facility, restaurant revenue, etc.

- **Other Old Business: none**

EXECUTIVE SESSION: The Board went into Executive Session to discuss Golf Professional Kristy Gleason's contract which is expiring March 31.

NEW BUSINESS:

- **Other New Business:** Jeremy made a motion for a ½ off equity membership drive for the remainder of the year, motion was seconded by Tom Cayon, all were in favor, motion passed unanimously. The website will be updated along with Facebook posts promoting it.

The next meeting will be held Monday, August 11, 2025 in person & via Zoom at the Kingswood Club House at 5:00 PM.

Motion was brought forth by Tom Cayon to adjourn, motion was seconded by Bill Barton, all were in favor, motion passed unanimously. Meeting adjourned at 8:24pm.

Respectfully Submitted,

Tina Antonucci
Secretary