

KINGSWOOD GOLF CLUB BOARD OF DIRECTORS MEETING

September 29, 2025

The meeting was called to order at 5:02 PM at the Kingswood Clubhouse.

In attendance, in person, were Board Members: Candace Tordanato, Tina Antonucci, Jeremy Fuller, Bill Barton, Tom Cayon, Kevin Lawlor, Laura Spellman. Also present was General Manager Janet Bouchard

Absent: Jeff Lucht, Keith Blair

MOTION: Motion brought forward by Tom Cayon to accept the September 8, 2025 Board of Directors meeting minutes. Motion was seconded by Bill Barton. All were in favor, motion passed unanimously.

TREASURER'S REPORT: The Treasurer's Report was provided via email prior to the meeting. There was no required discussion.

MOTION: Motion brought forward by Kevin Lawlor to accept the Treasurer's report. Motion was seconded by Tina Antonucci. All were in favor, motion passed unanimously.

Committee Reports

Finance – Tom Cayon – The finance committee (Tom Cayon, Kevin Lawlor, Jeff Lucht, and Dave Lynch) are meeting next week to develop the budget for Board approval in November.

Membership – Jeremy Fuller – No report.

Marketing – Tina Antonucci – Researching different things and have thoughts about the sign. We want to be more apparent to the public that we are open breakfast, lunch, and dinner. Looking to improve the sign while conforming to town ordinances. Nora has been on vacation and is the only one with access to club's Facebook account. This will be fixed when she returns.

Golf – Laura Spellman – The golf committee met in September. Ladies Play Night is being moved to Tuesdays, the same night as Ladies Twilight league. There was continued discussion in regards to handicaps and tee selection.

Tom Cayon – Have we discussed doing club tournaments on set weekends as opposed to scheduled matches?

Laura Spellman – There was some conversation about reducing the time between matches (two-ball).

Discussion continued about scheduling the club championship on set weekends. It has become difficult to schedule matches and participation is down over the last few years.

Grounds – Bill Barton – Bryant Paving is preparing an estimate for the site work, and Bryant can do it this fall.

Some board members think the dry summer/fall makes doing the paths on 8 more of a priority than the cart paths on #10. A decision by the board will have to be made regarding which paving will be done.

The current paving estimate is \$76,000.00. Awaiting an estimate for the prep work.

Discussion on available funding (7% of operating budget, approximately \$110,000.00). Debate over use of the Green Tee funds to cover overages. The board needs to develop a contingency if the paving/site work estimate runs up against or over the cap.

If the estimate comes before next meeting, the board will call a special meeting to approve the spending.

The Board went into Executive Session to further discuss the upcoming cart path paving project.

House – Kevin Lawlor – Discussion regarding getting patrons to frequent the restaurant over the winter season. Plan on getting the specials dialed in (happy hour) to create some volume. The interior/décor may need to be adjusted to increase the character/pride in the physical space. Longer term project is to improve the deck, take advantage of the sunsets behind 1 and 5.

Old Business – Finances of the restaurant- Many restaurants in the area lose money over the winter. Director Fuller asks is it worth considering keeping the staff under contract, as opposed to keeping the restaurant open?

We are losing \$180,000.00 to \$200,000.00 a year by operating a restaurant. We are currently in the burn rate of a new business. Continue to build on the momentum and if we are in the same place next year, we may have to revisit the club operating the restaurant.

Last year, the board sought to pare down the service, offer counter service to keep staffing costs low. This year labor costs have exceeded last year. Food costs also increased, but that seems to have stabilized. Joe Grasso is going to attend the next House meeting to help us become more efficient.

Events over the winter could help reduce the cost. Events are financially beneficial to the restaurant. May also explore events or having tour buses bring potential customers.

Kingswood Road Paving – Haven't received a date to start yet. The board will get confirmation on the date.

New Business – Issue with golf cart availability. Two Fridays where there were no carts available in the early afternoon. One incident led to an interaction between pro shop personnel and a non-member that was reported as less than cordial. General Manager Bouchard will speak with Kristy about the cart issue and address the incident between the pro shop and members/guests.

Contract subcommittee update – The contract subcommittee was scheduled to meet but instead tabled the meeting to give more time to consider the issues. GM Bouchard has spoken to Kristy about the change in leadership in the club and new General Manager. The Board went into executive session to discuss further.

Next Meeting – October 27, 2025 at Hancock Lumber to better facilitate Zoom attendance

Motion – Motion made to adjourn the meeting. All in favor. Meeting adjourned.

Respectfully Submitted,

Keith Blair and Tina Antonucci

Secretary Vice- President