

Notice: Next meeting of the Board of Directors will be held Thursday, May 18, 2017 at 6:00 p.m. in the Clubhouse

Meeting called to order by President Carr

Roll call was taken.

Board members present: President Carr, Directors Ripic; Dorman; Gordon; and Roof; Chernosky and Lee. Managers attending: Bryn Duffield; Brad Vasey and Matt Rice were present.

Approval of the minutes from meetings on March 30, 2017

The motion was made to approve by Director Gordon and seconded by Director Dorman; motion passed.

Visitors Comments

Steve Sumner of Gannon Associates spoke to the BOD regarding renewal of Commercial Liability Policy. It is the BOD plan to open the insurance coverage to bids in 2018. Discussion of liability only on the Pool House. Bryn will double check the list of equipment and double check the value and existence. Sue will update the list of drivers on the policy. Premium approximately \$31,000. this year with minimal increase from previous year. Thank you to Steve for coming to the BOD meeting to discuss the insurance policy.

Jeff Aepli spoke to the BOD regarding the bathrooms in the old pool house and holding possible Tiki Bar for member parties in the area.

The roof on the clubhouse is in need of repair which Jeff spoke about getting the square footage of the clubhouse to possibly set up a work bee with members for the repair. President Carr directed Bryn Duffield to get back to Jeff with the roof footage of the clubhouse. Jeff also spoke to the BOD regarding ongoing possible sale of property at the club. He spoke about possible selling road frontage due to the value of the property. President Carr explained the BOD didn't go out looking to sell the acreage they were approached by Mr. Hicks for the specific acreage. He also spoke about the long range plan for the property in question. He stated Mr. Hicks is still working on the right of way and requested a couple more weeks before making a final decision. The sale of the property is still in limbo and unknown if the sale will continue. General BOD discussion regarding the property and any further consideration of selling any property. Director Gordon thanked Jeff for coming to the meeting and expressing his concerns to the BOD. Jeff asked the BOD if they had approached any realtors regarding sub-division of the property. President Carr responded they have not. President Carr thanked Jeff for coming and confirmed they all have the same concerns Jeff expressed.

John Morningstar spoke to the BOD about advertising the sale of the property to other areas outside of Towanda and obtaining bids for the property. President Carr explained the records for sale of property in Bradford County have been reviewed and comparable to the offer made by Mr. Hicks. He stated the club isn't selling the gas rights if the property is sold. Director Roof agreed with John regarding advertising outside of the area and value for road frontage property. Director Gordon and President Carr stated the club isn't looking to sell the road frontage at this time.

Mangers Reports

Brad Vasey, Clubhouse Manager spoke to the BOD regarding the Clubhouse. He thanked the members who attended the Easter dinner. They served 111 dinners on Easter; looking forward to the Mother's Day buffet is the next holiday event. Opening day went smoothly at the clubhouse. There is an event with Cargill on Saturday. May 4th the start up for the Senior League. The Clubhouse will be opening at 7 on Thursdays for breakfast. Wing night has been moved from Thursday back to Wednesday nights; Trivia and Pizza will be Thursday nights. The health inspector has been in recently everything went well. The fire extinguishers have all been checked and updated recently. Director Ripic questioned Brad regarding the air conditioner unit. Brad said he thought it was a breaker problem and it seems stable at this time. Brad told the BOD the same staff from last year will be returning along with some new hires. Director Ripic questioned if the new serving table was put in place, Brad confirmed it has been. Director Gordon questioned if the serving table was in the Clubhouse costs they received in the BOD packets. Director Ripic questioned if the chef has started, Brad stated her first day was on Easter. President Carr told Brad and Matt the inventory needs to be completed.

Matt Rice, Director of Golf spoke to the BOD regarding the opening of the ProShop. New tournament software, Golf Genius thru the AGA Membership and gives the club a lot of opportunities. Opening Day tournament had a small profit; down due to Holiday weekend. The weather hasn't been cooperative this year, with revenue being down due to the golfing. The ProShop will be opening 8 to 5 Sunday thru Saturday. There has been a problem thru Frontier sending out massive emails. Director Ripic discussed regarding the indoor golfing unit President Carr stated we may have a buyer for the unit.

Bryn Duffield reported on the Greens- the course is in great shape, but the grounds are very wet. The rough mower's engine may have a bad head gasket, Toro will take to Syracuse to find out what the estimate is to be repaired or if it can

be repaired. The rough mower has about 6000 hours on it. Director Ripic questioned Bryn on replacement of the fencing along Route 6 for the season. Bryn stated his crew will put it up upon the BOD direction. The BOD consensus will need to install the fencing up around May 1st. Conversation of the need to close the course regarding weather, Bryn will contact Matt early in the morning if the decision is needed.

Membership Reports

New Membership

Doreen Secor Social House

Nicholas Woodruff Scholastic HS

Kevin Clark Social House

Dylan Miller Social House

Allen Alper Social House

David VanDerlyke Social House

Valarie DeNault Social House

Motion to approve made by Director Chernosky and seconded by Director Roof – Motion passed

Membership changes

Mark Woodruff from 3 Golfers to Individual

Thomas Thompson Jr from 2 Golfers to Individual

Joseph Miller from RPC to Social House

Dennis Peachey from RPC to Social House

Debbie Bennett from RPC to 2 Golfers w/Unlimited Carts

Al Mackie from 2 Golfers to Individual

Motion to approve Director Chernosky and seconded by Director Lee. The motion passed.

Resignation

Katherine Becker resigned

Motion to approve with regret made by Director Lee and seconded by Director Chernosky. Motion passed

Financial Report

Director Dorman sent the financials out to the finance committee members, they only have a couple of questions which have been answered. Director Dorman instructed Sue to send the Fiscal year to month end along with the monthly reports. Sue reported Royalty income for the month of March \$4439.05. President Carr stated the dues are down from the projected budget. Director Ripic questioned what the status of the Scholastic Membership Applications to the local schools. Matt suggested we also take applications to the local colleges. General discussion of specials for golfing.

New Business

Hiring Clubhouse employee Eliza Cook Director Dorman made a motion to approve hiring Eliza Cook. Director Chernosky seconded the motion. Director Lee – No. The motion passed.

Jim Elliott – Greens Sub Contractor Director Lee made a motion to approve the sub-contractor up to 170 hours. Director Roof seconded the motion. The motion passed.

General discussion of adverting requests from Gambrol Printing for Towanda Wysox guide. Director Ripic made a motion to deny the request. Director Lee seconded the motion. The motion passed.

General discussion regarding donation request from the United Way for a \$200.00 Visa Gift Card. Director Chernosky made a motion of deny the donation. Director Roof seconded the motion. The motion passed.

General BOD discussion regarding the lease with Golf Cart Services. Due to the increase of the fee for service on the current carts. The current lease is for 2 more years. The proposal was presented to a new lease with new 2017 carts replacing the 2012 carts, as well a beverage cart would be included in the lease. General BOD discussion to table the decision to get additional information about the service and lease.

Director Lee made a motion to adjourn the meeting. Director Ripic seconded the motion. The meeting adjourned at 8:09 pm.