

MINUTES
AUGUST 30, 2016 MEETING,
OF THE COUNTRY CLUB MANAGEMENT COMMITTEE (CCMC),
HELD AT THE SOUTH SHORE COUNTRY CLUB (SSCC).

Members Present: Jack Bailey, Paul Casey, Rod Gaskell, Scott Peterson and William Friend.

Others Attending: James McGrail, SSCC's Director of Operations and Thomas Belyea, Daniel Coughlin-liaisons to the CCMC from the Town's Advisory Committee, Jerry Seelen, CCMC consultant/architect and John Hersey, a Hingham resident were also present.

The Chairman called the meeting to order, at 9:05 AM. And welcomed the Committee members and visitors. The members in attendance constituted a quorum. This quorum remained present throughout the meeting.

Jay McGrail opened the meeting with a review of the current condition of the SSCC swimming pool, reminding everyone present that, crack monitors have been installed to allow periodic analysis of the structure supporting the pool by Apex Engineering, a professional structural engineer ("PE") employed by the Committee and advised the Committee that the structure supporting the pool has been certified by the PE to be structurally fit for its continuing intended uses. He noted that this regular monitoring process will continue, but there can be no assurance that the structure of the pool facility will remain fit for its intended uses and that, therefore, the Committee will need to make decisions about the future of the existing pool, including whether or not the pool facility structure can or should be repaired, whether it should be replaced at its current location, re-designed and relocated to another location on the SSCC property, or should the pool be eliminated.

Jay McGrail advised the Committee that he would be contacting the PE for information concerning the cost of repairing the existing pool facility structure and that he hoped to have this information by the next meeting. He then introduced Jerry Seelen, reminding the Committee that, as requested, Mr. Seelen had been retained to consider the Committee's options with regard to replacing the pool facility.

Mr. Seelen followed with a presentation, which included initial conceptual drawings envisioning the development of an Indoor/outdoor pool facility adjacent to the SSCC's existing tennis courts. Mr. Seelen then led a discussion of his proposals and responded to the Committee's questions and comments concerning his proposed relocation and redesign of the pool facility.

Following this discussion, Mr. Seelen was thanked for his preliminary work and the presentation of his conceptual ideas. With his assistance, the Committee then discussed the next steps to be taken with regard to the pool facility. Upon conclusion of this discussion, it was concluded that the Committee should submit an application to the Town's Community Preservation Committee ("CPC") for funds to proceed with a feasibility study to determine how best to proceed with regard to the repair, reconstruction, relocation, or elimination of the pool facility. It was also agreed that this study should also include an analysis of the financial viability of the alternatives, before a determination is made on the manner in which to proceed.

Thereafter, on motion duly made and seconded, the Committee voted unanimously to authorize preparation and submission of an application to the CPC requesting \$80,000 for a feasibility study pertaining to the repair, replacement, redesign and relocation or elimination of the SSCC swimming pool facility.

Jay McGrail was then asked by the Committee to work with Jerry Seelen, and the CPC on the preparation of the required CPC application and to present a draft application to the Committee, for review, at its next meeting.

Jay McGrail then presented a financial report, reviewing revenues and expenses for the months of July and August and the year to date results through the August 28, 2016 weekend, comparing the results achieved to the financial results for the same periods in the prior year. He noted that while golf revenues were good, total revenue was impacted by the shifting of pool revenue to the YMCA from the SSCC, pursuant to the SSCC's current agreement with the YMCA.

Following the Committee's review and discussion of the financial report, the Chairman recognized John Hersey, who commented that he was attending the meeting to inform the Committee of the very good work being done on the golf course property by SSCC employee, James Coscia. Mr. Hersey mention specifically the brush removal and gate restoration work being done where Butler Road connects with the golf course.

Jay McGail then updated the Committee on the work being done on the restaurant/event facility, noting the exterior painting work being done by the SSCC and the interior painting and the internal improvement work being done by the Ricci's. The Committee elected to tour the facility following the meeting.

William Friend and Jay McGrail then presented a report on the plans underway for the Hingham Scramble Championship, explaining that all funds received from the entry fees, raffles and auctions planned for the event, after expenses, will be used for improvements to the SSCC golf course. The committee was then reminded of the date of the event (October17, 2016) and requested to help line-up golfers and sponsors.

Following the discussion of the fundraising event, several administrative matters were discussed:

- 1) Expected attendance at a scheduled Ethics Seminar at Town Hall on September 13, 2016:
- 2) A discussion of alternatives with regard to the replacement of the SSCC's aging golf carts; and
- 3) The impact of the current drought on the condition of the golf course and Jay McGrail's drought management plan;
- 4) An update on the resolution of the issues concerning the 15th hole.

Upon completion of the Committee's discussion of the administrative matters presented by Jay McGrail, the Committee reviewed corrected and unanimously approved the minutes of the July, 13, 2016, CCMC meeting, instructing the secretary/clerk to make any other necessary modifications he deems necessary and appropriate, before forwarding the approved minutes to the Town for posting.

Following the Committee's approval of the prior meeting's minutes, on motion duly made and seconded, the Committee voted unanimously to adjourn the meeting.

Respectfully submitted,
By William K. Friend
Chairman and Secretary