

**MINUTES OF THE FEBRUARY 16,2021 MEETING,
OF THE COUNTRY CLUB MANAGEMENT COMMITTEE (“CCMC”),**

Remote meeting via telephone conference call

Dial in number: (929) 205-6099

Meeting ID: 813 9699 1635

Passcode374267

Website: <https://zoom.us/join>

Members Present: Christine Smith, Jack Bailey, Susan Sullivan, Steve White and William Friend.

Others Attending: Kevin Whalen, Executive Director of the South Shore Country Club (SSCC).

The meeting was called to order at 5:34 PM. The CCMC members present constituted a quorum. This quorum remained present throughout the meeting.

Before commencing with the meeting agenda, Christine Smith, Chairman of the Committee, informed everyone in attendance that the meeting was being held remotely, by telephone, as an alternative means of public access - pursuant to an Order issued by the Governor of Massachusetts (dated March 12, 2020), suspending certain provisions of the Commonwealth’s Open Meeting Law. And, that the meeting and all telephone communications during the meeting, may be recorded, by the Town of Hingham, in accordance with the Open Meeting Law.

The first order of business was a review of the minutes of the January 12, 2021 CCMC meeting. The Committee’s review of the minutes was followed by a short discussion. Thereafter, on motion duly made and seconded, the January 12, 2021 CCMC minutes were unanimously approved. The Committee then authorized William Friend, secretary/clerk of the meeting, to make any minor or grammatical corrections to the minutes, he subsequently deems necessary and appropriate, and to forward the final minutes to the Town Clerk for posting.

The discussion and approval of the minutes by the Committee was followed by the Executive Director’s Report, which was presented by Kevin Whalen, Executive Director of the SSCC.

Kevin Whalen commenced this presentation with a review of SSCC's January financial results (Year-to-date and monthly financial materials were provided to the Committee members, prior to the meeting). In the course of his presentation, Kevin Whalen noted that the January revenue total of \$396.9K included \$357K. of annual golf permit fees received during the month. He added that only a few Unlimited Golf Permits, were still available for the coming season. He continued, with information on expenditures during the month, advising that invoice payments and payroll expenses totaled approximately \$62.9K.

Kevin Whalen then reviewed the year-to-date financials, as well as, the projected financials for the remainder of the fiscal year and noted how these financials compared favorably to the financial results of the prior fiscal year. He then concluded the financial review, advising the Committee that the SSCC was starting to book golf outings for the late spring and early summer of this year, adding that this was encouraging, since most of last year's outing bookings had been cancelled due to the pandemic. He then explained how this year's outings would be run, to avoid Covid19 risks and to reduce conflict with the day-to day golf course operations.

Continuing his Executive Director Report, Kevin Whalen updated the Committee on the progress that had been made on the design of SSCC's proposed new maintenance building. The latest renderings and the interior layout of the building project were reviewed and the project schedule was discussed. Also discussed, were the steps being taken to: (1) prepare for the upcoming town board and committee reviews (Con-Com 2-22-21) and (2) to determine the projected cost estimates that are a necessary part of the design process. These are both necessary, before final town approval can be obtained and the project can be presented for bid posting.

Kevin Whalen also advised the Committee that materials were being prepared for a meeting with the appropriate SSCC property abutters, to inform them of the project and what, if any, impact the projects would have upon them.

The SSCC pool project was the next matter addressed by Kevin Whalen. He emphasized that the initial design focus had been on the maintenance building project and that a pool design schedule has not yet been commenced-but would

be begin e following few weeks. He also advised that the planned independent advisory/ oversight group for the pool has not been selected and that he hoped that this would be an informal, volunteer group of individuals, with skill-sets and knowledge relevant to swimming pool development and/or pool operations, who can add needed perspective and insight to the pool design process. He added, that he also intended to contact Hingham Sports Partnership for their input and assistance on the pool project development.

Kevin Whalen followed with information with regard to the creation of a long-term Master Plan for the SSCC golf course and facilities (phase 3 of the project. He added that it would be impractical to complete the design and construction of SSCC's maintenance building and pool without having a long-term Master Plan in place for the entire SSCC property. He then discussed some of the long-term planning and future project considerations, such as relocation of the putting green somewhere nearer to the first tee, the construction of a cart barn for the eventual storage of electric golf carts and other projects that might be affected by the completion of the maintenance building and swimming pool. He added, that a Master Plan will contribute to the compatibility of planned and future SSCC projects, eliminate unnecessary duplication of expenses and should make future projects easier to design and complete. It was agreed that the Master Plan will be discussed, in more detail, at subsequent CCMC meetings.

Kevin Whalen concluded his Report with an update on his efforts to work with the Town to establish safe Covid19 operating alternatives to enable the opening of SSCC's simulator and bowling operations to the general public. Currently, only one league is bowling (under strict safety protocols) and the bowling lanes are otherwise not open to the public and the simulators have not been open to the public.

Upon conclusion of the Executive Director's Report, Christine Smith opened her CCMC Report, advising the Committee that she has met with and she and Kevin Whalen will continue to work with and accept the guidance of Hingham's "Net Zero" group, to ensure that the current planned SSCC projects and all future projects will be as "green" and energy efficient as is possible.

She followed with an update regarding SSCC's restaurant operations (leased from the SSCC and operated by Vista Verde Corp.) and the current impact of the pandemic on their business and revenue stream.

Christine Smith then advised the Committee that she has learned that grant money may be available, from Mass. Department of Transportation's shared streets program, that might be applied to offset some of SSCC's project costs. However, the deadline for filing requests/applications is in ten days. Susan Sullivan agreed to meet with Christine Smith and Kevin Whalen to determine if a grant request for improvements to SSCCs entrance area (sidewalk and/or lighting) could be created and filed by the deadline date.

Christine Smith's Report, concluded with a Committee discussion of SSCC fundraising opportunities. This discussion included the potential involvement of Friends of the SSCC and Hingham Sports Partnership, as well as, an open house "meet and greet" with SSCC permit holders - to raise funds for golf course improvements and reinstatement of the SSCC fundraising golf tournament in the fall.

Following these discussions, on motion duly made and seconded, the Committee unanimously agreed on the date for the next meeting (March 16, 2021) and the meeting was then adjourned.

(The next meeting date was subsequently changed to March 23, 2021, by consent of all the Committee members).

Respectfully submitted
By William Friend
Secretary/Clerk

