

**MINUTES OF THE FEBRUARY 19, 2026 MEETING,
OF THE COUNTRY CLUB MANAGEMENT COMMITTEE (CCMC),
In Person SSCC Conference Room**

Members Present: George Kay, Chairman, Steve Stein, and Steve White. Also in attendance: Kevin Whalen Executive Director, Ad Com representative Mary Power and Anita Ryan

Call to Order

The Chairman called the meeting to order at 5:30 PM. The CCMC members in attendance constituted a quorum. This quorum remained present throughout the meeting.

Review of Minutes:

The minutes for January 6, 2026 were reviewed Steve Stein made a motion to approve as written, the motion was seconded by Chris Griswold. The vote was taken to approve the minutes for January 6, 2026 as written, the motion passed without dissent.

Executive Director's Report: by Kevin Whalen, the Executive Director of the SSCC.

Kevin Whalen discussed the current financial report, (printed year-to-date and monthly financial materials were submitted to the CCMC members for review, prior to the meeting. The financial discussion included a comparison of the SSCC's revenue and expenses for the current month and year to date. The report shows December's revenue of \$552,840.71 and expenses of \$341,763.65. The large expense is due to the \$188K payment for the maintenance building.

Revenue: \$552,840.71 in revenue represents a \$40K, decrease from last January. This is driven by early golf permit payments being paid in December. We are up 15k year over year in revenue.

Donation Requests:

The CCMC received 9 donation request from the Friends of SSCC. Jim Brady Knock Out Cancer was approved for a foursome donation. Frederick Murphy School of Weymouth and Hull PTO's read a thon were both approved for one hour of bowling donation.

FY 2027 Budget:

Operational Budget \$2,610,509 this increase is due to the equipment purchase will start payments in FY 2027.

Capital Request 10k lease carts and 25k for a carryall working cart for the Golf Superintendent.

Capital Projects:

Pool Project Bid Review:

The apparent low bidder is Construction Dynamics of Clinton, Ma with a bid of \$7,896,000.00.

The second low bidder was Page Building and construction of Stoughton, Ma at \$8,303,000.

The project has \$8,550,000 of funding authorized, so this leaves the project with \$654,000 contingency. There are several items that were taken out of the bid to get the project within budget.

Demolition of the Pro Shop and Pool:

CHA Engineering has provided the demolition documents to place the project out to bid. We will review the plans and submit any necessary changes.

Rebuild of Pro Shop the building permit has been issued and CBI will start construction within the next week. The target date for completion is March 31st.

Electrical Engineer is working on plans to move electrical and develop plan for transfer of power.

Golf Course Master Plan: We have contracted with Tyler Rae design to complete the Master plan.

Point of Sale Golf Course Reservation System:

Golf Now has been awarded the contract. They will not be getting tee times we will pay a flat fee every quarter. The bid as for 10k annually. No booking through golf now must go through SSCC website.

2026 Golf Permits:

259 Golf Permits have been issued an additional 16 permits will be issued to the waitlist. \$708,929 in permit sales to date.

SSCC Friends:

The Friends ran the raffle on February 7th and raised over 12k. Volunteer day will be held at the end of March.

Adjournment:

Upon conclusion of the matters presented by George Kay, on motion duly made and seconded, and a unanimous vote of the Committee the meeting was then adjourned at 6:45 PM.

Respectfully submitted,

Kevin Whalen

Executive Director of South Shore Country Club