

**MINUTES OF THE May 17, 2022 MEETING,  
OF THE COUNTRY CLUB MANAGEMENT COMMITTEE (CCMC),  
In Person SSCC Conference Room**

Members Present: Christine Smith, Chairman, Steve White, Jack Bailey and George Kay. Also in attendance: Kevin Whalen, Executive Director of the SSCC. Resident Murnie Leary was also present.

**1.0 Call to Order**

The Chairman called the meeting to order at 4:30 PM. The CCMC members in attendance constituted a quorum. This quorum remained present throughout the meeting.

**2.0 Review of Minutes April 19, 2022**

Member Jack Bailey made a motion to approve the minutes, the motion was seconded by member George Kay. The motion carried unanimously.

**3.0 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 April revenue of \$142,866 and expenses of \$112,695 for net profit of \$30,171.61. Total revenue for 2022 YTD is \$1,702,192 and total expenses \$1,136,954 for a net profit of \$452,543 YTD.

Kevin Whalen discussed an increase in future cost such as increased payroll due to recent staff pay increases. For the first time since the pandemic SSCC will be fully staffed. SSCC is also currently looking for a mechanic.

Kevin Whalen stated that there is approximately \$497K in the SSCC Reserve Fund (capital improvements fund ?) and that it is expected to increase by another approximate \$300k at the end of this fiscal year. This money is being set aside for significant capital improvements to the course and club. In 2024 approximately \$230k for the beginning of 20 year debt service requirements associated with the construction of the new maintenance facility begun in 2021... In addition, funding will be needed to address multiple capital item issues that will be addressed with the ongoing master planning process.

SSCC hosted a Special Olympic event where 10 Olympians participated. The Girls High School Golf Team assisted with the event, and it was considered a great event.

Kevin Whalen talked about the completion of the cart barn roof. He also discussed the overall disrepair of the HVAC system at SSCC. Mr. Whalen stated that it is evident that the HVAC system is not working and outdated and in need of significant upgrades. Mr. Whalen discussed having the system evaluated by a mechanical engineer.

**Donations Requests:**

Due to the increasing number of donation requests for foursomes, the committee discussed criteria for granting requests for foursome donations. The committee also discussed capping the amount of in-kind donations being made. Member Steve White made a motion to limit annual in-kind donations to \$10,000 value broken down follows:

- \$2,000 to Woman's Golf Association to be used to offset cost of their member guest tournament
- \$2,000 to Men's Golf Association to be used to offset cost of their member guest tournament
- \$6,000 (approx. 30 foursomes) in-kind foursome donations. No carts included. Donations will only be made to charitable causes affiliated with SSCC or the town of Hingham.

**(I thought we approved \$10k per year, not necessarily committing to WGA/MGA each year in these amounts?)**

The motion was seconded by Member George Kay. The motion carried unanimously.

#### **4.0 Annual Town Meeting**

General discussion regarding the annual town meeting on April 30 during which time the taxpayers approved the \$8MM debt exclusion proposal for the construction of the new Town Pool in addition to \$500k of CPC funding for the same. In addition, the committee discussed the passage of the subsequent \$8MM debt exclusion vote at the annual Town Election on May 15.

#### **5.0 Golf Cart Proposal**

Kevin Whalen talked about the proposal for new golf carts. He suggested holding off on the purchase of new carts due to the inflated costs. The current carts are serviceable.

#### **6.0 Driving Range**

Member Steve White updated the committee on the wetlands Determination of Applicability filing with Conservation Commission and MADEP to allow re-installing a net at the driving range. The board discussed upgrading the mats and dividers and making the driving range as nice as possible until a permanent solution to the water problems is determined.

#### **7.0 Maintenance Building Project**

Kevin Whalen mentioned that the original contractor selected could not perform the contract because it exceeded their DCAM project limits. Therefore, the contract is awarded to the next qualified bidder APC. Construction is anticipated to begin in July or August and is expected to be completed in seven months.

George Kay made a motion to award the maintenance building contract to APC, Christine Smith seconded the motion and the motion carried unanimously.

#### **8.0 Town Pool Project**

The committee discussed next steps following the taxpayer approval of funding, including putting the project out to bid while beginning the process of the required Site Review with the Planning Board Meeting to discuss parking associated with the pool. Overflow parking is proposed for the front field if necessary. Abutter and net zero concerns were also discussed and reviewed.

## **9.0 CCMC Report**

Christine Smith discussed the July 4<sup>th</sup> Parade and getting people involved. There was general discussion on putting parameters on capital request

## **10. Other Business**

Christine Smith discussed an historical event at the historical society on September 22, 2022 where Frank Brown will interview Peter Hersey. Christine Smith provided the date for the Bill Friend Tournament October 3, 2022. The tournament needs sponsorship.

Upon conclusion of the matters presented by Christine Smith, on motion duly made and seconded, and a unanimous vote of the Committee the meeting was then adjourned (at 5:40PM).

Respectfully submitted,

Steve White

Secretary, CCMC