

Golf Board Minutes from September 17, 2026 Meeting

Action Items

- Rich Setter - Create & distribute member survey

Design a survey on course conditions and member experience, distribute it to all golfing groups, and collect results to inform maintenance priorities and communication.

- Rich Setter - Draft maintenance standards in conjunction with Superintendent

Write and circulate formal maintenance standards for turf, tees, greens, bunkers and practice areas so staff, members and players understand minimum expectations and accountability.

- Owen Sutherland - Establish greens/fairway nursery

Advance plans for a greens/fairway nursery (evaluate candidate locations left of #3 exec and right of #2 near the bridge), secure space and prepare to propagate turf for quicker repairs.

Overview

- August revenue: \$319,657 vs prior year \$393,724; August Expenses referenced \$276,726 vs \$265,649 prior year (difference \$42,931). Year-to-date: +\$254,213 Net Profit.

- Fairways suffered Bermuda/rye transition damage after summer heat and rain; overseeding with rye and spot-sodding underway; recovery targeted for next year.

- Cafe fire on Aug 8 caused ~\$6,600 damage; insurance (LGIT) involvement and potential litigation with installer restricts use of propane equipment and any indoor dining.

- Golf range pre-bid attracted ~20 contractors; bids due Tue, 29th; county selection planned Oct 13 with project start before year-end and completion target May 1.

Financials - August month closed notably below prior-year comparables (see \$319,657 vs \$393,724). - Management attributed part of the drop to discounted rates implemented mid-August (weekend rates reduced from \$90 to \$65; mid-week from \$65 to \$50) to stimulate play and positive vibe in community.

- Team emphasized impact of course/cafe conditions on revenue and that rate reductions affected overall numbers; YTD remains positive: \$254,213.

- Outlook: planned course improvements and the driving-range business model expected to smooth peaks and valleys and add off-season revenue streams.

Course conditions (fairways & greens)

- Fairways: Bermuda fairways were damaged (similar to neighboring Talbot CC); winter overseed with rye masked summer issues until the rye died back under summer heat, leaving bare spots in fairways.
- Remediation actions completed or in progress:
 - aerification across back nine and targeted front holes (completed), rest of front nine scheduled to be aerified Monday; overseeding with rye timed with aerification.
 - placement of plugs into bare spots, purchase of \$1,200 in sprigs, and spot sodding with dormant sod.
 - heavy spring fertilizer planned to accelerate recovery; aim is to have fairways at target condition for next year.
- Greens: front-nine greens generally positive (cart paths praised), but specific issues: #9 green lost turf and is slower; some goosegrass presence noted on practice green, tees and collars.
- Outlook: team expects a recovery window (admitted as a “lost season” for some areas) but is optimistic that combined aerification, sodding, plugs and fertilizer will restore playability by next year.

Grounds operations & maintenance standards

- Observed operational issues: inconsistent mowing heights, clumps on practice tees, poor bunker edging and sand inconsistency — collectively characterized as maintenance problems.
- Leadership plans to produce formal maintenance standards to align expectations and hold staff accountable.
- Nursery concept: target establishing a greens/fairway nursery (identified candidate locations: left side of #3 exec and right of #2 near the bridge) to provide backup turf for quick repairs.
- Outlook: standards + nursery aim to shorten repair turnaround and limit visible course deterioration.

Member experience & handicaps

- Member feedback: isolated negative public review (1-star) tied to conditions; board expects transparency to manage expectations.
- Handicap movement: normally ~80% of members improve across the season; this year ~50% stayed same or worsened due to playability.
- Slow play / tee-time friction: recurring slow-play groups (weekly foursomes) cause local friction with league players; operational suggestions included small starter interventions and possible earlier tee times during hot months; no consensus on forcing earlier starts.
- Outlook: survey planned to capture member sentiment and quantify issues.

Events, programming & operations

- Events calendar: multiple upcoming tournaments and community events through October (Vietnam Veterans tournament, Bayside youth tournaments, President's Cup approx 40–50 players).

- Cafe/events opportunity: the driving-range buildout is being positioned to support evening programming (ladies nights, men's league nights, junior events, birthday parties, corporate outings) to capture off-peak revenue.
- Logistical notes: temporary construction fencing and gates planned to enable trucks and deliveries without impacting public access; some parking lot grading/stone paving planned for staging.
- Outlook: management sees high potential to monetize new facilities and reduce volatility in revenue.

Staffing & hiring

- Hiring timeline: expected onboarding lag ~30 days (drug test, background, verification); website and morning messages are being used more actively for recruitment.
- Carts: 12 carts trialed since July performed well; management proposes 12 carts as the operating number for next season (trial June–September; possible October trial).
- Outlook: recruitment campaign planned for February/March to have staff onboard by April/May.