# Golf Board Meeting Minutes 10/8/2026

Action Items

- Rich - Develop resod budget & game plan

Draft a prioritized, costed plan for targeted resodding of the fairways (estimate sod area, quantities, and costs), coordinate with Owen to identify highest-priority fairways/tees, and produce a timeline (rye overseed this fall; sod in June) for board review.

- Ron, Dana & Benny - Mark up member survey

Review the draft member survey, add suggested edits (front/back distinction and course-specific questions), and return the marked-up version to Rich before distribution.

- Rich - Finalize & distribute survey

Incorporate Ron's edits, finalize the member survey, distribute it to key groups (MGA, ladies' groups, frequent players) and collect anonymous responses for next meeting.

- Rich - Attend range revision meeting

Participate in the Teams meeting on Tuesday the 13th with engineers, Bill, county representatives and update the board on the revised, scaled driving-range plan (15-bay, prefab aluminum option).

- Rich - Recruit winter/seasonal labor

Lead a winter hiring push to recruit part-time/seasonal crew (target increasing crew toward 12–14 at peak) and organize volunteer events to support turf remediation tasks (divot filling, simple maintenance).

- Owen - Finalize Greens RFP & schedule

Continue work with Susan and Patrick to finalize the Greens RFP, coordinate with Growing Solutions and target the proposed November 9–10 date for planned greens work; confirm contractor availability and permit needs.

Overview

- September revenue down; weekend top rate used was $65 vs $90 (≈30% discount) since August, contributing to an approximate $100k shortfall vs prior expectations.

- Capital projects under pressure: driving-range bids came in $5.3M–$6.2M (≈double budget); plan being scaled back to a single-tier 15-bay aluminum structure.

- Members and daily-fee customers have voiced increased complaints; leadership will run a member survey and publish a visible game plan to restore conditions.

Financials

- September revenue and rounds declined; a major driver was discounted weekend pricing ($65 vs $90) and delayed event payments that shifted some receipts into October.

- Net variance for September was - $11,802 on $253,360 of expenses.

- Revenue-recovery strategy discussed: diversify non-golf revenue (events / pavilion), optimize rate structure (evaluate memberships vs frequent-player cards), and use the range as a future revenue driver.

Golf Range Project

- Eight bids received on Oct 2; public interest was high. Lowest $5.3M, highest $6.2M — budget cannot absorb current scope.

- Proposed scaled option: one-tier, 15 hitting bays, propane heaters (not electric), no beverage wall; prefab aluminum structure to reduce schedule.

- Timeline: if revised plans proceed, May 1 opening still possible but later start likely; prefab approach shortens construction time and could keep schedule within next spring window.

Course Conditions & Turf Health

- Primary issues: winter kill (significant), poor Bermuda recovery, and excessive shade caused by large trees reducing sunlight on fairways. Superintendent reported some areas (1, 11, 12, 16, ) especially thin.

- Shade mitigation is costly: tree thinning/removal estimated at about $1,000 per tree; thousands would need thinning for meaningful sunlight gain. Forest-conservation permitting adds complexity if large tracts are removed.

- Short-term remediation: aggressive overseeding with perennial ryegrass this fall to improve winter/early-spring playability; use a slit seeder to encourage germination.

- Mid-term remediation: plan for targeted resodding (sod) in June when soil temps are adequate (best results ~June) — overseeding alone is unlikely to resolve all bare areas. Sodding offers fastest playable recovery (playable within ~1 week vs 6+ weeks for sprigging).

- Maintenance constraints: current crew size and seasonal staffing shortages limit in-house large-scale sod work; typical summer crew levels (12–14) are not sustained year-round.

Course Maintenance & Operations

- Bunker remediation: edging and sand deliveries underway; green-side bunkers prioritized, working backward through play to reduce golfer interference.

- Greens and tees: aerification and overseeding scheduled; Greens RFP still in progress (coordination with county/paper publication). Growing Solutions penciled for Nov 9–10 timing for backside greens work.

- Labor strategy: leadership intends to recruit additional part-time/seasonal labor this winter (target experienced and golf-playing volunteers) and explore volunteer "fill-the-divots" events to supplement crew capacity.

- Standards: plan to define clear, attainable course maintenance standards (mowing height, stone/planter upkeep, acceptable surface conditions) with superintendent and publish expectations to members.

Member Communication & Survey

- Leadership will issue a member survey covering course conditions, practice facilities, shop, cafe, carts and general feedback (target groups: MGA, ladies' groups, frequent players).

- Communication objective: present a concise, unified message explaining the damage cause (extreme winter kill + shade + budget process) and the repair timeline (aggressive overseed this fall; targeted sod in June; visible mid-term improvements by July).

- Survey will help prioritize investments and produce metrics to discuss at the next board meeting; superintendent and board to craft a consistent Q&A response for incoming complaints.

Cafe / Kitchen Legal Issue

- Kitchen repair work (< $10k) is blocked by insurance/legal dispute between installers and insurer; Liberty Mutual (installer insurer) is contesting liability.

- Result: parts of kitchen remain sealed as evidence; operations limited to window service, high-speed oven in other room, and outdoor grill; bathrooms remain accessible via separate door

Outlook

- Short term: prioritize fall overseeding (rye) to stabilize playability through winter/early spring and communicate the plan to members quickly.

- Medium term: develop a resod budget and prioritized list of fairways/tees for targeted sod in June (playable within ~1 week after sod), and scale the driving-range project to fit budget (15 bays).

- Longer term: pursue revenue diversification (events at pavilion, range revenue, pricing strategy revisions) to build a reserve for future unexpected capital repairs and reduce vulnerability to weather-driven losses.