

**BEVERLY GOLF & TENNIS COMMISSION
MEETING MINUTES**

CITY OF BEVERLY
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Board: Golf and Tennis Commission
Date: February 8, 2022
Location: Beverly Golf & Tennis
Members Present: Chair William Lowd, Kevin Ascolillo, Arthur Athanas,
Andrew Cooper
Guests: Brian Hromadka, Mark Lydon, CBRE/HEERY (OPM)
Gerry Sullivan – SSV (Architect), Michael Zmetrovich, Z-Golf,
Bruce Doig, City of Beverly
Others Present: GFMI Staff – Chris Carter, Steve Murphy
Recorder: Donna Musumeci

Opening Remarks:

Bill Lowd called the meeting to order and welcomed everyone via zoom.

Call to order: Opening Remarks and Introductio VIA ZOOM PLATFORM

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020, Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Beverly Golf and Tennis Commission will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be available, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Clubhouse renovation update

Brian Hromadka shared updates. He shared the site design and pointed to changes on the first floor and changes on the second floor with the elevator and stairs. He advised they had a lengthy 2-hour meeting with the Beverly Historic Commission and went through the design and all the changes. They have received a letter of support from the Beverly Historic Commission sent to the Massachusetts Historic Commission and pointed out there may be additional work on the railings for the balcony and decision on keeping as many windows as possible using storm windows, but project meeting their support.

Brian discussed the drive in road pattern to drop off at the front door. The HDC was pleased with the drop off layout at the building.

Everyone received a 65-page report from Mike Zmetrovich (Z-Golf) the project consultant.. The group reviewed the last few pages of the report that looked at the numbers. These were numbers with anticipated revenues and one can see there is not enough to cover the cost of the renovation of the clubhouse. Mike Z. based the numbers on the anticipated renovation with the new benefits

on beverage/food with a new expanded bar/grille and a renovated facility for functions. It is unknown how much will go back into the facility to pay for this. So, what the city contributes to the project remains unknown and will depend on how much of a priority it becomes. Bryant Ayles has reviewed and understands that the city would have to subsidize part of the project. Bill Lowd advised we need to get this in front of Mayor Cahill again to decide next steps.

Brian H. went through the schedule and advised they still have to do the design development phase part of the project but most important is the CPC deadline at the end of March.; we will not make the deadline so will ask for a 90-day extension. We will continue to work with the city and finish where we are right now. We will work with Bill Lowd on putting a letter together for them. Bill advised we do not need to do a presentation, just a letter with the reasons why we need another 90 days to go forward.

End of meeting with CBRE.

Minutes:

Arthur Athanas: Motion to approve the minutes of January 11, 2022. Andy Cooper seconded. The motion carries (4-0).

BG&T Site Projects/Status/ Discussion & Updates:

Bill advised on invoice for repair of rented equipment tractor broken window while working at Hole #1 green. Pro shop requested replace portion of the carpet with wear and a potential trip hazard.

Arthur Athanas: Motion to approve the carpet for the prop shop and repair of the tractor door. Andy Cooper seconded. The motion carries (5-0 – Martin Lawler approved through Bill Lowd).

Kevin Ascolillo: Motion to approve up to \$2K for painting in the pro shop. Arthur Anasthas seconded. The motion carries (4-0).

Arthur Athanas: Motion to approve \$3K for work on the green by DPG landscaping, for the additional work around Hole #1.. Bill Lowd seconded. Motion carries (4-0).

Tennis Courts

Bill Lowd advised receipt of three quotes on the tennis court resurfacing. There was a quote from group out of Cape Cod (but a no bid), NETCO quoted at \$25K, and then Sports Tek came in at \$19,600.

Arthur Athanas: Motion to accept the quote from Sports Tek not to exceed \$20K to do the resurfacing of the courts. Kevin Ascolillo seconded. The motion carries (4-0).

Golf Updates:

GFMI:

The golf course is closed.

Bill Lowd ask about the 2022 golf rates and asked if there should be any increases. Chris Carter advised he will ask for a golf cart \$2 fee increase for 18 hole rental. All other fees would remain the same as 2021. He also must order a new fleet of carts.

Andy Cooper: Motion to approve the increase for golf carts fees to \$20 for eighteen holes. Seconded by Kevin Ascolillo. The motion carries (4-0).

Hole 18:

Bill Lowd advised we are working with Susan McArthur as a sub contractor for BSC, received a proposal from BSC and are waiting to hear from Mark Mungeam to update previously presented proposal. Then we need to review all.

Adjournment:

Arhur Athanas: Motion to adjourn the meeting, seconded by Andy Cooper. The motion carries (4-0).