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**Beverly Golf and Tennis Commission
MEETING MINUTES**

Board: Golf and Tennis Commission
Date: June 8, 2021
Location: BG&T Clubhouse
Members Present: Chair William Lowd, Vice-Chair Martin Lawler, Kevin Ascolillo,
Chad Crandall, Andrew Cooper
Members Absent: Arthur Athanas
Others Present: GFMI Staff – Steve Murphy, Chris Carter, Mike LaPierre,
City of Beverly, Sean Ciancarelli
Recorder: Donna Musumeci

Opening Remarks:

Bill Lowd called the meeting to order and welcomed everyone. This was the first in-person meeting since the pandemic began.

Chad Crandall: Motion to approve the minutes of May 11, 2021.
Martin Lawler seconded. The motion carries (4-0).

Financial Update:

There is funding left in the FY21 budget, paid bills from Salem Plumbing, United (porta potties) and Dunham Fence. Repaired the rotted skirt board along the proshop and GFMI had it repaired by Mark's Handyman LLC.

Martin Lawler: Motion to pay the outstanding bills . Chad Crandall seconded. The motion carries (4-0). Motion to pay to replace 3 irrigation heads.
Chad Crandall seconded. The motion carries (4-0).

Reviewed Status of FY21 projects and discussion for moving forward onto FY22

- 1) Reconstruction of Hole #1, Cost est. \$64K, planned for Fall FY22;
- 2) XGD – project starts at \$10K and goes to \$37K;
- 3) Electric power to the cart barn; we have no pricing on this to date
- 4) New posts and nets in the 10 tennis courts for FY22

Commission reviewed the FY22 budget for projects and expenses, of note is GFMI has already reached the revenue goal for the year's contract. Per the contract, anything over that goal is split between GFMI and the city. See GFMI report for revenue payments.

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

Hole #1: Work will not be done until October 2021 per Steve Murphy at GFMI.

Bryant Ayles indicated we can use money in the BG&T account to pay for this project.

XGD: Bill Lowd is speaking also with Bryant Ayles on this and will get direction on money and approval on what funds to use (waiting on prevailing wage clarification). Work to be done in the Fall. This includes initial Hole #2 (\$10K), then 4, 5, 6, 17, total to \$47K.

Tennis Courts: Chris Carter spoke for Mike LaPierre who advised the tennis courts need work. New steel posts for the nets that are rotting. It is getting to the point where the posts can't hold up the nets, they keep breaking. GFMI talking with a local company, called Sports Tech who will quote do all the work. The courts will be dug up, re-formed with new concrete and new posts. Chris Carter suggested that GFMI could do some work to dig all the current materials up, and ask the vendor Sports Tech to do the new post installation. This time, we will use new PVC posts versus steel. This could be done also in the Fall FY22. GFMI will get a final quote on the work given that GFMI may do some of the work upfront. Another project to discuss with Bryant Ayles.

NEW: There was also discussion about the possibility of future pickle ball courts. Two courts can be put onto one existing court. They are currently at O'Bear Park and feedback is they are popular, but very loud. This was brought up as a future idea.

OPM and Architect

Bill Lowd provided 3 schematic plans that were done by the OPM/Architect. They have given 3 presentations to Bill Lowd, Chad Crandall and Chris Carter.

Round One (presentation): Highlights included addressing food and beverage. The lower level has a meeting room and a food prep room. Question is if there could be a real elevator versus a limited lift. The grill room remains as is. There would be new locker rooms with fewer lockers. The Fireside meeting rooms (where we hold our meetings) would be opened up (no wall between the two rooms). Main function room on second level basically remains the same. The pro shop needs a bathroom. In the outside areas, it was recommended there be more green area in front of the building and perhaps take the stairway out to the downstairs entrance (pending).

Round Two (presentation): Highlights included sizing up the existing function room upstairs, work on the fireside room, kitchen prep would be in the basement and the room would be bigger. Main function room level shows the ability for increased capacity; there would be portable risers to create a stage when needed. This would allow for up to 200 for seating. Discussion on how many lockers are needed (suggesting 40 for men, 40 for women). The balcony over the veranda – noted not a good idea and needs to be redeveloped. Looking at an expanded deck with roof facing the golf course 11th green. Keep tennis where it is now. Look at the possibilities of a golf simulator (this has been brought up before for the basement), discussed new layout for the kitchen, and extends the current screened porch area.

Round Three - Bill had a large handout of the contract from the architect. We were given a homework assignment to evaluate it and give feedback to David Gellineau on the scope of work.

There was an OPM letter discussed re the scope of work, confirming only doing the schematic design for current CPC / MOU. There was discussion on the role of the OPM and that they should be reviewing and making recommendations on all of this as the project manager and do the full review work of the architect.

Another meeting was scheduled for next Thursday on Round Four with the architect, Bill Lowd and Chris Carter. The OPM is on vacation and unable to attend. Bill will ask him to come to a future meeting to bring Commission up to speed, with the SSV folks, target August meeting.

Golf Updates:

GFMI:

Chris Carter update - advised they are off to a great start this season, expecting to cover the goal for memberships. Revenue doubled in May and as part the contract, revenues over the goal will be split between the city and GFMI. GFMI will be forwarding a check to the city for \$25,000 (as part of the split for revenue).

GFMI is already making better revenue with Hole 19 Pub when the restrictions were lifted.. This included three functions; it has been slow in this area but the business is coming back. Room capacity allowances are back up, and tournaments and functions are being scheduled.

Note, the Tennis revenue was high due to collecting all instructional revenue up front.

Adjournment:

Martin Lawler: Motion to adjourn the meeting, seconded by Kevin Ascolillo. The motion carries (5-0).