

**MINUTES OF THE LONG COVE POINT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 15, 2022**

**1. CALL TO ORDER**

The meeting was called to order at 1:00 pm by John Mulcahy, Chairperson and President. Present, in addition to John, were Board Members Mark Jones, (Treasurer), Amy Rolfe, Marcia Kagan, Claire Mocarski, and new members Melissa Norton and Katherine Bullis McCutcheon. Also present were Chris Gram (Co-chair, Social Committee), Kit Reno (Chair, Nominating Committee), Bill Mullin, and Beau Villecco (Chair of Tennis Committee),

**2. APPROVAL OF MINUTES**

The minutes for the June 18, 2022 Board of Directors Meeting were approved. Melissa Norton has agreed to serve as Board secretary.

**3. TREASURER'S REPORT**

Through August 14, 2022: Income to date is \$20,344.00. Total outflow is \$12,197.00. This leaves a margin of \$8,147.00. The total end balance of Checking (\$19,302), Cash (\$231) and Capital Reserve (\$16,591) is \$36,124.00. The Board had previously agreed to combine all accounts into one.

To date there have been 274 membership renewals and 19 new members.

Charitable donations (voluntary contributions plus club contributions) total \$5098.

The Board voted to approve the Treasurer's Report.

**4. COMMITTEE REPORTS**

- a. Tennis Committee (Beau Villecco, Chair) Beau reports that the season has gone well. Triples are more popular than ever. Tennis court has been in use every day. No complaints about lack of available times. Pickleball attendance was disappointing and the causes for low attendance were discussed. A decision was made to hold Pickleball next year once a week. A discussion about Pickleball issues, including extra set up time and potential for complaints about noise took place. The tennis pro this year reports good attendance at clinics. Georgia- our current Pro- is applying for the new opening as the Director of Tennis at the CLC YMCA. Should she secure this position we are not sure if she will be available next year to serve as the Club's Pro. Beau will keep us informed. John is still attempting to secure a rep from Maine Track and Tennis to look at the court and assess repair needs and costs. Beau will secure the necessary tax forms from Georgia and forward to Mark as she earns in excess of \$600 from the Association. Beau submitted proposed budget for next year of about \$1500.00.

- b. Nominating Committee (Kit Reno, Chair) There will be one opening on the Board next year. Mark Jones, our current treasurer, will be completing his second term next summer and will be rolling off the Board. He has modernized the accounting system and was praised for his contribution. Kit will be looking for a new member who could assume the role of Treasurer. Amy Rolfe will be completing her first term next summer.
- c. House Committee (Amy Rolfe, Chair) Amy reports that the front screen doors were scraped, painted, screened and re-hung and the brush and weeds around the clubhouse have been removed (our lawn maintenance team will do this monthly). Due to the expense of commercial pest management Amy is continuing to monitor and treat for carpenter ants, mice and ticks. It was noted that the garlic spray for tick management must be reapplied after each rain. Amy will follow-up with Kevin Nesbit, the carpenter we had contracted, about his schedule for replacement of rotting vertical supports on the right side of the clubhouse. Amy will also ask him to evaluate some sagging boards on the deck near the table tennis set. There was a lengthy discussion about window replacement. The Board had previously approved installation of vinyl windows. Another option was presented by Bill Mullin who advocated to save and restore the original windows, which have the desirable wavy glass. He presented an estimate for just under \$10,000, which includes only exterior work on the windows. He will ask the vendor who provided that estimate to revise it to include interior work, which Bill stated was much less involved, only involving scraping and painting. He suggested that much of the work could be done over the winter. He estimated that the work would last about 20 years which is about the expected life of vinyl windows. He suggested shutters for the windows for winter protection. Extended discussion about pros and cons ensued. Board approved motion to table the planned vinyl windows pending Bill Mullin's new estimate. There was also discussion about the condition of the porch ceiling. An estimate for mold removal and repainting was about \$11,000. Many thanks for all of Amy's hard work.
- d. Social Committee (Chris Gram, Co-chair) Chris reported on expenses and attendance at the summer events. (Lobster: 65, Potluck: 48, Pizza: 97) He remarked that the cost of the Lobster Bake was less than last year. He predicts that next year's budget will be about the same as this year's. There was discussion about a need to reevaluate the nature of the current offerings. Amy Rolfe suggested more activities and events for children. She also suggested obtaining cornhole and bocce equipment to use outdoors. Katherine will donate a cornhole set. Discussion took place about the need for more communications to increase attendance at events. The social chairs will initiate a search for hosts for next year's cocktail parties.
- e. Bridge Committee (John Mulcahy reporting) Jane Wallace (Chair) reported that Bridge has been going well. John will ask Jane about any need to replace some of the card tables and any other budget requests for next season.

- f. Yoga Committee (Marcia Kagan, Chair) Marcia reported that the new instructor has been very well liked, providing a very different, very relaxing and very good program. She charges \$80.00/session and will do 9 sessions this year (this is an approved increase from the previously approved 8 sessions). The instructor has indicated that she would like to come back next year. There was discussion and decision to increase available yoga spots to 14 people.
- g. Membership Committee (Claire MocarSKI, Chair) Claire reports 19 new members. There was a discussion about extending the Golden Parachute to three senior members. The Golden Parachute will be extended to Elizabeth Vercoe and Ann and Bill Bullis. Claire will be following up with members who have yet to renew their 2022 memberships.
- h. The Board approved a motion to accept the LCPA Charitable Contributions distribution proposed by the Treasurer.
- i. Chairman's Report: Andrew Fenniman has taken over management of the LCPA website. The transition has been more involved than anticipated. There was discussion about how to return to a live annual membership meeting in 2023. John will explore setting up a hybrid membership meeting (live plus remote via a zoom-like app) as he feels it is important to allow members not on the Point for the meeting to have "a say" in the workings of the organization. This will allow "real-time" voting by members present at the meeting and those participating via Zoom. There was discussion about locking the door to the kitchen due to a large quantity of Klondike bars missing. One wedding is planned for this summer. John is currently exploring any members' interest in taking on the leadership of the social committee as the Grams will no longer be continuing in this capacity.

The Meeting was adjourned at 2:30pm.

Melissa Norton, Secretary