

DRAFT

MINUTES OF THE LONG COVE POINT ASSOCIATION BOARD OF DIRECTORS MEETING

August 26, 2023

1. CALL TO ORDER

The meeting was called to order at 10:00 am by John Mulcahy, Chairperson and President. Present, in addition to John, were Board Members Mark Jones (by phone), Treasurer, Amy Rolfe, Bonnie Potter, Marcia Kagan, Claire Mocariski, Carol Kirby, and Melissa Norton, Secretary. Also present were Tennis Committee Chairs Beau Villecco, Membership Chair Andrew Fenniman, and Bridge Chair Jane Wallace.

2. APPROVAL OF MINUTES

The minutes for the June 17, 2023 Board of Directors Meeting were approved. As this Secretary was unable to attend the July Annual Membership Meeting, John Mulcahy will attempt to piece those minutes together in advance of the next Annual Membership Meeting.

3. TREASURER'S REPORT

Mark Jones, Treasurer, reported that the cash reserves are now at \$30,666.00. He indicated that the cost of insurance continues to increase and the Board should explore other coverage options in the spring. The cost of social functions was also a major expense, coming in this year at about \$4,224.00 (offset by \$1,427.00 in income from the Lobster Dinner) with a net expense of \$2,797.00. He explained that the cost of fixing the foundation problems was much less than expected, thanks to Jane Wallace's husband. Membership renewals are currently at a record 299 members.

Major expenses next spring, including the cost of tennis court maintenance and the insurance premium, will come due before next year's membership renewals roll in.

Today was the last meeting that Mark Jones will attend as Treasurer. The Board thanked him for his great service. Doug Dowling, who is a CPA, has joined the Board and will serve as our new Treasurer.

The Treasurer's Report was approved.

4. COMMITTEE REPORTS

a. TENNIS

Beau Villecco reported that all the tennis programs were very well attended.

The tennis pro, Georgia, ran 5 triples sessions this summer. The original plan was for her to come for 9 of these sessions but her schedule at the CLC Y made that impossible. Beau arranged, instead, for her to conduct 4 sessions of Live Ball which proved extremely popular. Signup for these sessions, with a maximum of 8 participants, was done on a first come first served basis by email request. Beau will consider how additional sessions might be added for next season.

Beau's husband, Walter, ran the Thursday triples events throughout the season.

Given the growing popularity of the tennis program, John Mulcahy asked about potentially adding another tennis pro. Beau said that she would look into it.

Beau may consider adding a tennis ladder to help match players with similar skill levels.

John M. raised the issue of pickle ball again, as one LCPA member had asked him about it at the Membership Meeting. There was discussion about the issues raised by pickle ball. One compelling concern is that the noise of pickle ball would be a nuisance to all those who live in the area. Another is that the court is too small for regulation pickle ball play. Board members shared that there were several other pickle ball options in the vicinity, including a court in Round Pond, the CLC YMCA and potential future courts at Waywanock Golf Club and a court in Pemaquid. John will contact the member who had raised the issue at the Annual Meeting and report that the Board reiterated their decision not to include Pickleball as part of the Club's activities.

Beau has requested a budget of \$1600 for the 2024 season which was approved by the Board.

b. MEMBERSHIP

Andrew Fenniman reported that there were 37 new members this year. He has followed up with 34 members who have not yet renewed for 2023 and among those not planning to renew he found no significant trends in their decision not to renew.

Chairman John Mulcahy raised the issue of whether the Board needs to consider limiting membership. The Board discussed the issue and agreed that, so far, nobody has been turned away from an event, so the time has not yet come to limit membership.

The Board agreed to offer Golden Parachute Membership Status to Henry and Joan Hohorst. John will contact them about this honor.

There was also a general discussion about possible alternate means for members to pay dues and other charges during the season, as currently the Association only accepts checks. Mark Jones suggested that Doug Dowling could be given the task of exploring options for taking credit cards and electronic payments.

c. BRIDGE

Jane Wallace reported that about 15 members are participating in Duplicate Bridge, with 9-10 substitutes. Martha Ehrenfeld offered four sessions of A TASTE OF BRIDGE, an introduction to the game, in August and there were five participants. She would like to invite those members to “step up” to Beginners’ Bridge next summer- a program she offered this summer to graduates of last year’s TASTE OF BRIDGE. She also offered a Social Bridge session each week and plans to do that again next summer.

Jane did not have any request for a 2024 Budget Line Item at this time.

d. NOMINATING COMMITTEE

Kit Reno, the Chair, was not present today. Bonnie Potter will be rolling off the Board after the 2024 Membership Meeting so Kit and her committee will begin their search for a new prospective Board member.

e. HOUSE COMMITTEE

Amy Rolfe reported that the foundation supports were repaired and that those repairs should last until the next generation — at a much lower cost than previously estimated.

She also reported that the clubhouse driveway was filled with gravel.

Amy reported that she and her husband took care of all the pest control issues, bugs and mice, indoors and outdoors, this year and will continue to do so.

She reported that the weather was too wet to do the touchup painting that she had previously planned. We will continue to seek other bids for the painting of the ceiling above the porch which undoubtedly has lead paint.

An electrician checked one of the dimmer switches which felt hot to the touch. The electrician reported that there was nothing wrong with the wiring, that it was safe and needed no additional work.

There was general consensus, for now, that the clubhouse floor does not need to be refinished, especially given the high cost. Amy Rolfe expressed that many members enjoy the floor as is, as its condition inspires nostalgia.

It was agreed to continue paying for seasonal phone service at the clubhouse.

It was agreed to continue using the hot spot for the annual membership meeting.

The yearly septic inspection was done in July and there were no issues.

A problem with “no water” was resolved easily with our plumber cleaning a clogged filter.

f. SOCIAL COMMITTEE

John Mulcahy reported that this year was a very successful social season. He stated that all events were well attended. The lobster dinner numbers fell off somewhat and he indicated that it was difficult to keep track of people making last minute changes in that and the Oyster event. It was noted that the lobster dinner fell on the same night as Old Bristol Days and the Sanford Open Tennis Tournament, which might have contributed to reduced attendance.

There was a discussion about the need for more volunteer help with social events, as just a few people do a lot of the work. John Mulcahy expressed that he was having difficulty finding someone to offer their home for a cocktail party next year. Bonnie Potter volunteered to host a cocktail party.

There was also a discussion around the issue of whether there are already too many events. Given the work involved in coordination, more volunteers are needed to keep up with such a busy social schedule.

There was discussion about Bivalves and Bubbly. Those who attended said it was a lot of fun and a “raucous” crowd. Though only 60 people signed up for the event, about 100 people attended.

Kit Reno is proposing a Yard Sale next year. There was a discussion about using that as an opportunity to raise money for local charities. Also, there was talk about adding a “coffee and bake sale” to the event to raise more money and boost interest.

John Mulcahy offered the suggestion of an event next year entitled “Mariachis and Margaritas” which was enthusiastically received. John will explore this.

Katherine Bullis will look into purchasing new tablecloths.

There was a discussion about raising the rental rate of the clubhouse. Cleaning after these events costs about \$90.00 (\$30/hour x 3 hours) and the current rental rate is only \$200.00. Only club members may rent the building. Raising the rate to \$300.00 was unanimously approved.

g. YOGA

Marcia Kagan reported that it was a very good year for Yoga. Every session was well attended. The average attendance was about 8-9 people. Marcia reported that she received mixed feedback about the Yoga instructor, who came on Fridays. She let the Board know that board member Katherine Bullis, who herself is a Yoga Instructor, has offered to teach 2 classes a week for the same cost of the current instructor's rate for 1 session a week. Marcia recommended Katherine highly and thought she offered a very good option for the club. The Board discussed concerns about paying members to do work for the club, but resolved that there was no particular conflict involved in this situation. The Board unanimously approved this idea and will contract with Katherine to provide two sessions per week for July and August. The Board approved Marcia's 2024 budget request of \$640 to cover the cost of the Yoga instructor.

4. CHAIR REPORT

Mark provided a suggested breakdown of distribution of charitable contributions (this year the total of voluntary and club mandated contributions was \$4620.) based on those of previous years. The suggested distribution was approved by the Board. A member had asked the Board to consider increasing the contribution to the Food Pantry or to the Community Energy fund and to reduce another gift to allow for the increase. The Board decided to maintain the same distribution as suggested by Mark but may make the Food Pantry the recipient of sales from next season's planned yard sale.

John Mulcahy reported that the association has an empty safety deposit box. The Board agreed that he should move the association's important documents out of his desk and place them in the safety deposit box.

The Meeting was adjourned at 11:00 am.

Melissa Norton, Secretary