

MINUTES OF THE FEBRUARY 25, 2016
MEETING, OF THE COUNTRY CLUB MANAGEMENT COMMITTEE (CCMC),
HELD AT THE SOUTH SHORE COUNTRY CLUB (SSCC).

Members Present: Paul Casey, Rod Gaskell, Scott Peterson and William Friend.

Others Attending: James McGrail, SSCC's Director of Operations was present for the entire meeting. Elio Ricci and Frank Ricci, the owner/operators of Raffael's, the SSCC's restaurant and event facility, were also present for the first matter addressed by the Committee.

The Chairman called the meeting to order, at 9:03 AM. The members in attendance constituted a quorum. A quorum remained present throughout the meeting.

After the meeting was called to order, the chairman invited Elio and Frank Ricci to join the meeting and update the Committee on the SSCC's restaurant and banquet operations. The Riccis presented Raffael's 2015 calendar-year financial report ,which included a review of the profit and loss statement for the year.

Following the Committee's discussion of Raffael's financial report, Frank Ricci advised the Committee of a number of exterior maintenance and improvement projects he felt were essential to attract future patrons and potential customers to the facility and Elio Ricci reviewed his improvement plans for the interior of the facility, as well as, a new, walk-in refrigerator that would be installed on the roof. A discussion of what should and could be done and the costs and priorities followed. Frank Ricci was then asked to prepare a written summary of the proposed work to be done by the Ricci's and the SSCC.

The Riccis were then thanked by the Committee, for their continuing cooperation and good working-relationship with SSCC's management team and their successful financial performance in 2015 and departed from the meeting. As the next order of business, the Committee reviewed, corrected and unanimously approved the minutes of the February, 3, 2016, CCMC meeting, instructing the secretary/clerk to make any further modifications he deems necessary and appropriate, before forwarding the final approved minutes to the Town for posting.

Following the Committee's review and approval of the prior meeting's minutes, Jay McGrail, reviewed a proposal under consideration for an access-way connecting the Town's former DPW site on Hersey Street with the SSCC golf course. The purpose of the access-way would be to permit golf course maintenance equipment to be driven from a garage facility on the DPW site to the golf course without having to take a much longer and circuitous route over public roads. It was explained that the SSCC was considering the feasibility of using the DPW garage facility as an alternative to building a more costly

equipment storage building on the golf course. If it is determined that the access-way is feasible then the SSCC could commence discussions with the Town concerning potential use of the garage.

At this time Rod Gaskell, after advising the Committee of his business relationship with Sitec Environmental, departed from the meeting.

The Committee then followed Jay McGrail's report regarding the access-way, with a discussion of the alternatives and issues involved with the access-way and the potential use of the DPW building. When this discussion was concluded, It was then unanimously agreed that Jeffrey Couture of Sitec Environmental, the civil engineering firm that is already familiar with the DPW site, be retained to work with Jay McGrail and the Town's Conservation Officer to determine whether an access-way could be constructed, at a cost acceptable to the SSCC, that would satisfy any and all environmental concerns relating to the land it would traverse.

As the next order of business, Jay McGrail presented the SSCC's current financial report, reviewing revenues and expenses for the month of February, through February 22, 20-16 and the year to date results. He then compared these results to the SSCC's financial results for the same period in the prior year and noted that he was pleased with result achieved.

Jay McGrail and William Friend then reminded the Committee of the discussions during its last meeting concerning a Seasonal License /Permit Agreement with the South Shore YMCA as a result of the RFP process completed at that meeting. They then advised the Committee that John Coughlin, a real estate attorney for the Town had worked with them on the preparation of the necessary Seasonal License/Permit Agreement. They then presented the final agreement to the Committee for review and discussed the revised payment component and other significant provisions of the new agreement and explained the impact of these provisions on the future revenues, expenses of the SSCC.

Thereafter, upon conclusion of The Committee's discussion of the proposed Seasonal License/Permit Agreement, on motion duly made and seconded, the Committee unanimously approved the Agreement, then directed Jay McGrail and William Friend to forward the approved Agreement to the South Shore YMCA for review and authorized Jay McGrail and William Friend to negotiate and sign the final Agreement on behalf of the Committee.

Several administrative matters were then reviewed and addressed By the Committee.

Thereafter, on motion duly made and seconded, the Committee voted unanimously to adjourn the meeting.

Respectfully submitted,

By William K. Friend,
Chairman