

**MINUTES OF THE JUNE 15, 2020 MEETING,
OF THE COUNTRY CLUB MANAGEMENT COMMITTEE (“CCMC”),
Remote meeting via telephone conference call
Dial in number: (929) 205-6099
Meeting ID: 826 5320 5236
Website: <https://zoom.us/join>**

Members Present: Christine Smith, Chairman, Susan Sullivan, Jack Bailey, Sean Toland and William Friend.

Others Attending: Kevin Whalen, Executive Director of the SSCC and George Danis, liaison to the CCMC, from the Town’s Advisory Committee.

The meeting was called to order at 4:05PM. All of the CCMC members were present. This constituted a quorum which remained present throughout the meeting.

Before commencing with the meeting Agenda, Christine Smith informed those in attendance that the meeting was being held remotely by telephone, as an alternative means of public access, pursuant to an Order issued by the Governor of Massachusetts, dated March 12, 2020- Suspending Certain provisions of the Open Meeting Law. And, that this meeting and all telephone communications during this meeting may be recorded, by the Town of Hingham, in accordance with the Open Meeting Law.

The first order of business was a review of the minutes of the June 1, 2020, CCMC meeting. It was determined that no corrections were necessary and the June 1, 2020, CCMC minutes were then unanimously approved by the Committee. Thereafter, the Committee authorized William Friend, secretary/clerk of the meeting, to make any final corrections to the minutes, he subsequently deems necessary and appropriate, and to forward the final corrected minutes to the Town Clerk for posting.

The CCMC’s approval of the minutes was followed by the Executive Director’s Report (the “EDR”), presented by Kevin Whalen, Executive Director of the South Shore Country Club (the “SSCC”).

Kevin Whalen commenced the EDR with an updated SSCC financial report. This included a review of the FY2020 SSCC Budget and SSCC's year-to date revenues and expenditures, as well as, revised projections for the fiscal year- end (June 30 2020). It was noted that SSCC's revenue for the first two weeks of June was just under \$80k.

Kevin Whalen continued the financial discussion, advising the Committee that he wanted to specifically thank his staff for their hard work and long hours over recent weeks, noting that they are working with a smaller team than prior years and that several of the staff are doing work they were not hired to do (an example is pro shop and bowling alley employees working on the Covid19 required coordination of greeting golfers in the parking lot, checking their tee times and disinfecting and assigning golf carts. He then added that, in addition to the restricted staffing, to further control expenses he had eliminated the "geese police" visits and curtailed many of the marketing expenditures.

He followed with a presentation of updated operating plans, in response to the issues created by the latest, (phase II) Covid19 virus restrictions, summarizing the current and revised rules and restrictions pertaining to the golf course operations, imposed by the Commonwealth and explaining how he intended to deal with them.

Kevin Whalen then updated the Committee on the growing number of annual permit-holders that have signed up for the year, noting that he was very pleased with the number, but a little concerned that the number of permit holders, combined with the Covid19, fifteen-minute tee-time spacing requirements, would make it difficult to allow everyone their preferred morning tee-times on weekends.

He then added that, to address permit holder concerns regarding the golfing opportunities they lost in March and April of this year, he was considering switching to a May to May golf season. This would allow permit holders to golf next spring on this year's fees. He noted that he has consulted with other public golf course operators in the area (President's and Braintree) and they were considering this same approach. A short discussion followed, on whether or not annual permit holder fees should be increased next year.

Kevin Whalen concluded his report with an update on the status of the proposed new SSCC field maintenance facility and then advising that he had contacted the engineering firm that performs periodic tests on the structure containing both the closed and empty town pool and the current field maintenance operation and they had assured him they would schedule and perform an updated structural examination of the building.

Christine Smith opened the Chairman's Report with her latest information on the Town Meeting Agenda and a review of the Town Meeting Warrant Articles pertinent to the CCMC. She reminded the Committee of the rescheduled date, for the Town Meeting (June 20, 2020), that it would be held outside, on the high school football field and added that everyone should be prepared for a hot afternoon in the sun. The Committee then discussed who would be speaking on the Committee's behalf, at the meeting, regarding the aforementioned Warrant Articles and what, if anything, should be the Committee's response to any opposition comments at the meeting.

Christine Smith continued her report to the Committee with an update on the status of recent discussions with Frank and Elio Ricci of Vista Verde Corp. (the lessee of the food, beverage and event facilities at the SSCC) regarding their request for a rent adjustment that addresses their unanticipated and substantial lost revenues, caused by the ongoing Covid19 virus pandemic and the resulting government-imposed safety measures imposed on their business operations in the facilities leased from the SSCC.

Following a short discussion, Christine Smith suggested that it may be appropriate, at this time, for the Committee to consider adjourning its public meeting and reconvening in an executive session to review the private financial records of SSCC's lessee and to review the SSCC's options and negotiating positions and alternative available responses to the Vista Verde Corp rent adjustment request. She then noted that the Open Meeting Law Guide, prepared by the Office of the Commonwealth's Attorney General, Maura Healey, sets forth ten specific purposes for which an executive session may be held.

Christine Smith then advised the Committee that she felt that it would be detrimental to the SSCC and the Town of Hingham for the Committee to discuss its negotiating/response strategies and positions with a significant SSCC lessee and business partner, in an open meeting.

Thereafter, following a motion duly made and seconded and confirmed by a unanimous roll-call yea-vote of the Committee (Jack Bailey-yea, Sue Sullivan-yea, Sean Toland-yea, William Friend-yea, Christine Smith-yea), it was agreed that this open and public meeting of the CCMC be adjourned and that an executive session of the CCMC be convened. The executive session would be for the purpose of: (i) reviewing and discussing Vista Verde's financial information (relating to its leased food, beverage and event operations at the SSCC), (ii) understanding the rent adjustment proposal proffered by Vista Verde Corp. (iii) considering a negotiation strategy and appropriate response to the Vista Verde proposal and (iv) agreeing on the process to communicate all of this information to the Town Administrator and the Town's Board of Selectmen.

The open and public meeting was then adjourned at 4:50PM, with the Chairman advising everyone present that the open and public meeting had completed its agenda and would not be reconvened, following the executive session.

Respectfully submitted
By William Friend
Secretary/Clerk

