

**MINUTES OF THE AUGUST 17, 2020 MEETING,
OF THE COUNTRY CLUB MANAGEMENT COMMITTEE ("CCMC"),
Remote meeting, via telephone conference call
Dial in number: (929) 205-6099
Meeting ID: 857 8357 7631
Website: <https://us02web.zoom.us/join>**

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

Other Attendees: Kevin Whalen, Executive Director of the SSCC. There was at least one other attendee who elected to not inform the Chairman of his or her presence at the meeting.

The meeting was called to order at 4:04PM. All of the CCMC members were present and this constituted a quorum. This quorum 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 15, 2020 and July 13, 2020 CCMC open and public meetings. It was determined that no corrections were necessary and the minutes of the June 15, 2020 and July 13, 2020 meetings were unanimously approved by the Committee. The Committee then authorized William Friend, secretary/clerk of the meeting, to make any final corrections he subsequently deems necessary and appropriate and to forward the final corrected minutes to the Town Clerk for posting.

The Executive Director's Report (the "EDR"), presented by Kevin Whalen, Executive Director of the South Shore Country Club (the "SSCC") followed the minutes discussion. Kevin Whalen commenced the EDR, with a review of SSCC's July and FY 2021 financials, reminding the Committee that this financial information is his preliminary information and the Town Accountant may make subsequent adjustments, before determining SSCC's final results for the month. He then reported SSCC's revenues and expenses for July and compared these results to SSCC's July, 2020 revenues and expenses, commenting that he felt that the SSCC's first month of the new fiscal year was a very good one, with approximately \$56k. of profit for the month.

Kevin Whalen further explained that expenses were impacted by the increased costs of additional treatments to the golf course, required by the heat and unprecedented drought during the month. He also noted that there has been no candlepin bowling, golf outings or youth camps (typically occurring in July), due to the Commonwealth's Covid19 Pandemic "social-distancing" restrictions.

Kevin Whalen further commented that, even with the pandemic related restrictions, golf lesson revenues have been improving. And, he added that "Ladies Night" has also been successful, emphasizing that extra hours and other adjustments have been made to safely accommodate the ladies participating in this once-a-week, evening event. He commented further that daily green fees, during the month, have been good, with Monday's being the only day of the week when the course has not been busy and he has been working on ideas to improve Monday green fee revenues. He then noted that increased play by members, during the month, has also improved monthly revenues, because of the resulting increase in golf cart revenue.

Kevin Whalen followed with information regarding his operating plans to take advantage of the reduced restrictions, during Phase III, of the Commonwealth's Covid19 virus program, including the anticipated opening of the SSCC candlepin bowling alley and golf simulators and the increased availability of golf course tee times due to the allowed reduction in scheduled tee-time spacing, from 12 minutes to 10 minutes). He then further assured the Committee that he would be continuing his limited staffing plans and other cost management

measures, continuing his efforts to stay “cash-positive”, until the improving business requires more staffing.

He continued his EDR, updating the Committee on the status of the proposed SSCC Turf Care Center and town pool project and commenting on the progress made, in the implementation of the Request for Qualifications process used to select a project manager. He then provided additional information on the anticipated seven-member volunteer working group who will be working with Kevin Whalen and the project manager, on the day to day oversight of the Turf Care Center and town pool project. He noted that this working group would also be involved in the oversight of the work required to demolish and remove the existing pool structure at the SSCC. He then concluded his EDR, with information on the CPC schedule for filing preliminary funding request applications (9-15-20 deadline), and, with Christine Smith’s assistance, opened the Committee’s discussion concerning what should be done with regard to this preliminary application.

Christine Smith commenced, her Chairman’s Report with information on the pending rent adjustment request and negotiations with Vista Verde Corp., advising that the Town Administrator’s Office has been working with a town attorney, on a Fifth Amendment, to the November 12, 2009 Vista Verde Lease. Adding, that she expects this Amendment to be on the Agenda, for the August 25, 2020 Board of Selectmen’s meeting. She then commented that work remains to be done on the Amendment and she would keep the Committee updated, so the members can continue to be involved in the process.

Christine Smith concluded her Report with a review of the latest thinking with regard to the “Hingham Day” event being planned by the Committee, as a means to re-introduce town residents to the amenities available at the South Shore County Club. After the Committee’s discussion of “Hingham Day”, there being no more business for discussion, on motion duly made and seconded, the Committee vote unanimously to adjourn.

**Respectfully submitted,
by William Friend,
Secretary/Clerk**

