

**Yarmouth Golf Enterprise Committee  
Meeting Minutes  
August 10, 2026**

Attending Board Members: Ellen Chapman, Ted Deckel, Frank Zappulla, Jerry Niedermeier, Dick Donovan, Barbara Lavoine, Doreen Levitan.

Attending Golf Operations: Dennis Hoye, Becky White, Ian DeArmond, Ashley DeArmond.

**Attending from the Public:** None

The meeting was called to order at 5 PM.

Roll Call: Quorum present

Chair: Ellen Chapman

Vice Chair: Ted Deckel

Secretary: Frank Zappulla

**Approval of Minutes from Last Meeting:** Unanimous.

**Public Comments:** None

**Scott Gilmore's medical** leave will continue through October. Dennis Hoye was named by the selectmen as interim Head of Golf in his absence.

**Mike Gannon from M&G Grill** reviewed the current grill issues and path going forward for the grill. Despite early issues in getting the grill up and running, once the outdoor patio and grill area is complete Mike feels the food offerings will improve. Mike noted so far his revenues per month are above his expectations with the hopes of improved member experiences once outside areas are completed. No follow up items noted.

**Yarmouth Grounds Superintendent Josh Lyon** reviewed the current state of the Bayberry Hills golf course grounds. Josh noted that the greens need additional attention due the use of reclaimed water, which is high in calcium, effecting its look and overall health. More natural occurring rain will help but in the meantime he is working with local scientists to adjust the chemical balance being used on the course, specifically on the greens. It was also noted that we are using all the reclaimed water we currently can in our facility so that is a plus in terms of cooperation with the towns sewer department. He also noted the age of the current irrigation system is requiring increased maintenance spending just to keep it working properly. A more complete investment in an irrigation system may be warranted in the next 3-5 years. **The GEC asked Dennis Hoye and Josh Lyon to consider creating a comprehensive capital plan that can be used as our guide to better address the long term capital needs of the golf courses.**

Lastly Josh noted that current staffing levels are not sustainable for the golf courses and that increased pay and hiring is necessary to ensure continuity of services required to keep the courses at top condition. No easy answers were noted so he will continue to work with others in the field to see how they can gain more experienced ground crew personnel for the various roles needed to be filled.

**Membership Tee Times** continue to be an issue for members looking for preferred tee times during the summer months. However it was noted that so far this year Members tee times are running at 43% of all tee times booked, an increase over prior year by 6ppts. The consensus was to revisit this issue in the off peak season to see how tee time availability changes for members looking for early starts to the day.

**Requests for Refunds:** Two members requested refunds for this year. Both members had proper documentation from physicians noting they are unable to play golf this season and both had played just 1 or 2 rounds. Both requests were approved for refund unanimously.

**Bayberry / Bass River Updates on Expense and Capital Projects:** No updates

**Yarmouth Charges to the GEC:** Dennis Hoyer and Ellen Chapman met with the town finance administrator who reviewed how the Golf and other Enterprise funds are assessed by the town for services consumed by the Enterprise groups. In general the charges to the GEC are based upon the overall expenses of the Golf Enterprise relative to overall expenses of the General town finances plus all the Enterprise operations such as Golf, Sewer and Water. In 2026 the percentage of GEC to overall costs was 7.84%. This percentage is then applied against the departments that support golf via the town such as selectmen, administration, DPW admin, etc. which calculated to \$650k in potential charges to Golf from the Town. For 2026 the town settled on \$500k in charges to the Golf Enterprise. It was agreed to that Dennis Hoyer, Scott Gilmore and some members of the GEC will meet with the town finance administrator in the fall to review the departmental charges to Golf so that we can better understanding of the potential charges for fiscal 2028.

**Financial and Membership Updates:** Total golf membership to date is 1533, an increase of 78 from 2025. Member rounds have increased by 2,624 with the greatest increase in the age 18-35 age and Links membership categories. Regular member rounds have increased by 430 over 2025 while Senior rounds are down by the same amount. July revenues were 60K over last year.

**Members ' Concerns:** None

**Meeting adjourned at 6:45 PM.**

**Upcoming Meeting: September 14, 2026, 5 PM**

Respectfully submitted,  
Frank Zappulla, GEC Secretary