

Yarmouth Golf Enterprise Committee
Meeting Minutes
December 8, 2025

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

Attending Golf Operations: Scott Gilmore, Becky White, Ian DeArmond, Ashley DeArmond.

Attending from the Public: None

The meeting was called to order at 6 PM.

Roll Call: Quorum present

Chair: Ellen Chapman

Vice Chair: Ted Deckel

Secretary: Jerry Niedermeier

Approval of Minutes from Last Meeting: Minutes of November 10 meeting were approved unanimously.

Public Comments: The GEC discussed a member's concern about the timeliness and availability of minutes and agendas of GEC meetings. Minutes can't be posted until approved at the next GEC meeting, usually at least a month later. Minutes are currently posted on both the Town of Yarmouth and Golf Yarmouth websites. Agendas are developed in the week prior to meetings to address the most current topics. Planned changes to the Yarmouth Golf and the Town of Yarmouth websites to address some of these concerns were explained as well.

Requests for Refunds: None

Status of Restaurants: Ardeo's Restaurant was awarded the lease for Bass River; M&G Concessions was awarded the lease for Bayberry. Both awards are subject to further negotiation.

Review Revised Letter to Finance Committee: Informal discussions with the Finance Committee will be undertaken prior to a decision to submit a formal letter.

Black Friday Results: Revenue from memberships purchased was \$340K, \$95K more than 2024.

Bass River Updates: BR reopened on December 8, a week later than expected. Delay was due to unforeseen construction issues.

Bayberry Updates: Patio update will be completed during the next few months. Drainage and septic issues need to be resolved. Clubhouse windows and siding will be replaced.

Plans for Upcoming Projects: Bayberry Cart Barn Replacement is under design. Lightening detection system will be ready for April opening. Wastewater installation is expected to be completed in 2026-27.

Financial Updates: Revenues continue to exceed last year. Fee approval hearing before the Select Board scheduled for January 6 & 13, 2026. Local courses reciprocal fees increased from \$30 to \$35 in 2026.

Members' Concerns/Topics for Discussion: Total Rounds played: 96,574. 45% (members)

Meeting Adjourned: 7:04 PM

Upcoming Meeting

Monday, February 9, 2026, 5 PM Bayberry Maintenance Building

Respectfully submitted,
Jerry Niedermeier, Secretary