Board of Directors Meeting Minutes

Wednesday, July 30th, 2025 @ 5 PM

Board Attendees:
Jake DeVito
Roger Laime (phone)
Dan Loewenstein
John Lockwood
Stephen McCorkell
Ely Moskal
Mark Thornhill Jr.

Staff Attendees:
Steve Solsky
Kelly Heroux

Restaurant Attendee:
Mark Berning

Comments from Shareholders

Luis Pabon, Tom Hudy, Roy Penn, Michael Courtney, Tyler Hoosier and Robert Steve were present.

Discussion from above shareholders: The group stated that the Board was making changes that affect everybody, the decision regarding the 4th hole was an example. One shareholder stated that he hits down the 4th hole only when he knows no one is present, and that is the way others do it as well. One shareholder felt the Board was too quick to make a decision on the 4th hole issue and feels it should be more of a rule issue, while another felt it could have gone to the membership as a vote and if the membership voted for it then he and others would been okay with the decision. They asked if others have been requested to provide their opinion on the matter. The Board stated that numerous emails had been received in support of the interior out of bounds. The group as a whole stated they were mostly unhappy with the process of how the 4th hole was decided rather than the outcome.

The group was not happy that they are not welcome as reciprocals at other clubs. Board replied that suspending reciprocal play at BSCC during the track season has resulted in less rounds but more revenue due to public paying the track season rate. The group felt that decisions of the Board are making it difficult for Todd to run his business, however one individual stated that it was not appropriate for the group to talk about Todd and his business when he was not present at the meeting. The Board appreciated that the group came forward to explain their concerns.

The Board makes decisions on many matters on a daily basis noting that many were made on the clubhouse during its construction.

1. **Approval of Meeting Minutes**
    a. Approval of May meeting minutes- approved by John Lockwood, seconded by Mark Thornhill Jr., ayes.
    b. Approval of June meeting minutes – approved by John Lockwood, seconded by Ely Moskal, all ayes.

2. **Clubhouse Update**

a. BSNB released the last amount of our construction loan on July 30th of $25,000. Now it will be converted to a mortgage hopefully by September 1st. The Board had questioned the need for a survey to convert the loan to a mortgage. After numerous discussions with the Bank, the Bank finally concluded the survey was not necessary, saving the BSCC approximately $12,000. Because there is no survey then the Alta endorsements on the title insurance are no longer required. We will be getting a refund of $850 from the title company.

b. There is one more invoice to pay to Munter and it will be complete.

c. National Grid sent an invoice for $4648.96 for extra items. Dan Loewenstein is questioning the validity of this invoice as it is less than the amount we have already paid.

3.Restaurant – Mark addressed the Board.

a. There are paint cans in the storage room that he would like removed. - (Attic stock will be removed.)

b. Members are asking about more TVs in the dining room. - (Room is wired for 4 TV's, the TV used for the draft beer choices should be displaying programing soon.)

c. No smoking on the patio

d. In need of a stand in the men's room – (One has now been provided.)

e. Blinds and or shades at bar window? – (One quote has been received for window tinting, Mark T. getting a second quote.)

f. Noticed some ants – (Kelly will call Pest Control.)

g. The Turn will be open Wednesdays – Sundays. No cash accepted until 10am when the register can be opened. Working on an App to order ahead.

h. Mark was asked about a cooler for frosted pint glasses. At this time, space is limited under the bar and a cooler for just pint glasses would not fit.

4. Old Business

a. Maintenance installed anti slip matting on the bridges.

5. New Business

a. Flag pole – Will install pole and flag but may have to hold off until 2026 season due to finances. Jake DeVito is looking into price and size with solar light.

b. Member Guest debrief – 60 teams participated. Everything went well with food and drinks from restaurant.

c. CDGCA debrief – Jake DeVito went to the last one in Glens Falls. Local private clubs are coming together to lobby the state legislature on issues that will directly affect membership costs in the future. Local clubs discussed the effects of banning various pesticides as well as electrification mandates coming down the pike from the state.

d. Cart lease – looking into proposals on new carts.

e. Ice Machine – maintenance ice machine is broken.

f. Records/Files review protocols – Shareholders need to make an appointment with the Business Office to review files. This gives Kelly time to get the files ready to be reviewed.

g. #14 women's bathroom – needs plumbing repair. Will fix in early Spring.

6. Business Manager Update

a. Stock invoices & no stock charge will be due in August.

b. Member update – 391 members

c. A/R $11959.99 past due balances from June. No playlist will be posted.

7. Treasurer's Report – Doing well but need to be careful with spending for the rest of 2025. Nice weather and tournaments will help.

The next Board of Directors meeting is scheduled for Wednesday, August 27th, 2025 @ 5 PM.

EXECUTIVE SESSION