Thendara Golf Club
Board of Directors Meeting Minutes
August 6, 2026

Directors Present: L. Bamberger, S. deCamp, P. Donnelly, A. Down, T. Down, K. Engelbrecht, K. Gagan, S. Hirshfield, B. McCarthy, T. Noonan, J. Santamour, P. Venetz

Special Guests: R. Chapman, J. Fortier

The meeting was called to order at 6:00 pm by President T. Down.

SECRETARY'S REPORT: T. Down reported that copies of July 9, 2026, Board Meeting Minutes were previously distributed via email to the Directors. Reading of the minutes was waived and a motion was made that they be accepted by T. Noonan and seconded by S.Hirshfield. A vote was taken by the Board to accept the minutes as written and approved by all.

GREENS COMMITTEE: J. Fortier reported.

-Irrigation pump engine continues to run well
-An assessment of electric autonomous mowers will be presented at the September Directors meeting
-List of trees for removal after closing is being prepared, potential include: behind 17 green, far corner of lower parking area adjacent to range, specific dead trees on 7,14, between 10 and 11
-Obtaining quote for potential fairway aeration to be completed in Spring before opening; benefits include thatch removal and growth in bare areas
-In-house aeration will be done in Fall for greens and tees
-First load of bunker sand was delivered, crew will begin adding it to bunkers next week starting with those that have liner showing
-Benefits of purchasing a speed seeder (attaches to tractor – punches tiny hole, places seed, covers) in the future presented such as efficient and thorough seeding of tee boxes and bare spots

A motion was made by S. deCamp to accept the Greens' Report and seconded by L. Bamberger. A vote was taken to accept and carried unanimously.

TREASURER'S/FINANCIAL REPORT: R. Chapman reported.

-Actual revenue $36,032 below projected due to greens and cart fees down with bad weather in May and June as well as erratic weather throughout July
-Total rounds are down 1075 compared to same time 2025, specifically public rounds are down 561
-Actual expenses $7,196 below projected
-Non-budgeted (capital) expenses thus far: dump truck, new hole signs, Precision Electric, Old Forge Electric, bag stands, sign holders, umbrellas, push carts and greens mower, total $84,803.13
-Expenses for GHIN (approx. $8,000), new dishwasher (approx. $4,500), and bunker sand ($15,000) have not hit as payments were placed on credit card
-Overall, decreased revenue combined with non-budgeted expenses (capital) places club at potential for $15K to $16K loss at season end

-Optimistically, with improved weather and increased play a portion of this could be made up by season end
-Loan #1 was satisfied in July: Loan #2 has 4.5 years remaining
-Restaurant profit at $24,203.56 which is significantly ahead of 2025 pace

A motion was made by A. Down to accept the Treasurer's Report and seconded by J. Santamour. A vote was taken to accept and carried unanimously.

HOUSE COMMITTEE: B. McCarthy and T. Down reported.
-Three quotes for a commercial building inspection of the clubhouse were presented
-Quotes obtained from Quantum Guard ($1650), Real Estate Home Inspections ($2,500), Aldi Home Inspections ($1700)
-Aldi was recommended by the committee due to competitive price, years in business, reviews, and the comprehensive specifics of inspection provided in written proposal form

A motion was made by T. Noonan to spend $1700 on a commercial inspection of the clubhouse by Aldi Home Inspections and seconded by S. deCamp. A vote was taken to accept and carried unanimously.

-Recent building inspection by the Town of Webb Codes Department for Fire and Safety revealed that the space between the railing spindles on the patio exceeds the 4" maximum.
-The issue must be at least temporarily fixed in two weeks and permanently fixed within 1 year
-A quote was obtained to have additional matching spindles installed for $3,300 with work being completed within two weeks
-Alternative fixes, their estimated costs, and timelines for install were discussed

A motion was made by S. deCamp to spend $3,300 to have additional matching spindles installed for $3,300 with work being completed by H. Hunkins within two weeks and seconded by S. Hirshfield. A vote was taken to accept and carried unanimously.

A motion was made by L. Bamberger to accept the House Report and seconded by S. Hirshfield. A vote was taken to accept and carried unanimously.

PERSONNEL COMMITTEE: No report.

TOURNAMENT COMMITTEE: No report.

PUBLICITY COMMITTEE: No report.

AUDITING COMMITTEE: No report.

HANDICAP COMMITTEE: No report.

NOMINATING COMMITTEE: No report.

BY LAWS COMMITTEE: No report.

SPECIAL PROJECTS COMMITTEE: No report.

MEMBERSHIP COMMITTEE: No report.

LONG-RANGE PLANNING COMMITTEE: T. Down, T. Noonan, P. Donnelly reported.
- -Work continues by the Committee on identifying operational and capital needs for the next 5-10 years and beyond.
- -Discussion was had on the next steps for this Committee and the Board.
- -All projects are outside of the normal operating budget

A motion was made by A. Down to accept the Long-Range Planning Report and seconded by K. Gagan. A vote was taken to accept and carried unanimously.

OLD BUSINESS:
- -Generator
  - -T. Down to contact E. Ludovici to discuss options and costs

NEW BUSINESS: None

A motion was made by J. Santamour for adjournment at 7:00 PM and seconded by S. deCamp. A vote was taken to accept and carried unanimously.

NEXT BOARD MEETING: **Thursday September 3, 2026, at 6:00 pm at the clubhouse.**

Notes compiled and respectfully submitted by B. McCarthy – Secretary