There was a regular meeting of the above referenced subcommittee held on Wednesday, July 13, 2022 at 6:30 p.m. via Zoom meeting platform.

**Committee members present:** Councilors Rickford Kirton, Chair, Deputy Mayor Gregory Davis (in at 6:40 p.m.), Councilor Shamar Mahon, Lynette Easmon

**Also present:** David Melesko, Director of Leisure Services, Ciaran Carr, General Manager, Ryan Phelps, Vice President of Operations, Kevin Laing, Assistant General Manager, Steve Howard, Regional Director of Marketing, Matt Fauerbach, Director of Agronomy, and Dennis Petruzzelli, Course Superintendent

**Absent were:** Jon Colman

The meeting was called to order at 6:30 p.m.

**Wintonbury Hills Golf Course – Activities, Status of Property and Financial Report**

Mr. Ciaran Carr, General Manager for Wintonbury Hills Golf Course gave a brief financial report and status of property report for May 2022.

The month of May was the best month of the season thus far. The total revenue was approximately $300,000. There were increases in food and beverage sales. The course is up nine rounds, public revenue $141,673.70 and event $24,910 over prior year. The revenues in May were approximately $23,804. Fiscal rounds (3,651) less than prior year. The Total Fiscal Revenue $250,000 over budget but $38,226 under prior year, closing the gap. The Net Ordinary Income (NOI) increased greatly of $60,000. The course is beating budgeted EBITDA by $53,013.

**May Financials**

- Total Cash Investments - $803,629

Mr. Carr informed the committee of building repairs for the roof replacement, fixed cupola.

There are 75 golf carts down with known MCOR issues. Clubcar, our current vendor is aware of the issue and although under warranty, it is difficult to get consistent repair schedule from local dealer, staffing an issue with all companies. Management was able to negotiate with our vendor and verify the warranty status, address potential supply and demand issues. The golf shop is experiencing low product inventory as well due to supply and demand. The Golf Shop is still lacking merchandise from all suppliers. Some are offering a further 30% discount on late arriving product.

**Course Maintenance Update – June 2022**

Mr. Carr reported that Mr. Dennis Petruzzelli, Course Superintendent was recognized by the Cypress Golf Course Services (CGCS) has earned the renewal of his CGCS designation as a Certified Golf Course Superintendent. Renewal of his certified status required Mr. Petruzzelli to participate in a minimum of 150 hours of continuing
education and professional development over a five-year period. This marks the completion of his fourth renewal.

Mr. Petruzelli gave a brief overview of his Superintendent’s Report with the following topical items:

- Temperature/Precipitation
- Golf Course Maintenance Performed
- Summer Hires
- Course Evaluation Continues (Fairway Zone - Repairs/Maintenance)
- Dry Weather Challenges - Maintenance

Marketing

- Events
  1. WMGA- Spinner Special-2 Day event-Memorial of former member
  2. Interclub-Home and away matched with Tumble brook Country Club
  3. Father’s Day-Celebrated on Saturday-Bring a guest/child.

- Club Events
  1. May 7 - IMG Academy Junior World Golf Championship-40 players
  2. May 14 - Computer Merchant Cup-A two day junior major each season 120 juniors each day starting at 11:30am in a double tee format
  3. May 14 - Resident birthday party 60 guests
  4. May 15 - Resident -Graduation party 150 guests
  5. May 22 - Resident 40th Birthday Party 50 guests

- League Play
  1. Smaller group of 20 players Monday afternoons
  2. Bloomfield seniors- League size has increased in 2022 to 36 players. Seniors start at 7:00am each Tuesday off opposite side of public play allowing seniors to be unrushed for pace of play.
  3. 2 Leagues in the afternoon including a ladies group of 16 to 20 players
  4. 2 Afternoon leagues on Wednesdays and Thursdays starting at 3:30pm
  5. Fridays have remained a strong public play day and a desired event day.

OLD BUSINESS

Irrigation Pump Update

Mr. David Melesko, Director of Parks, Recreation and Leisure Services stated that this project is moving forward with some changes to the original scope, after a review from Indigo management. The bid for this project will be released within the next two weeks.

The tentative timeframe is to perform a walk through in the first week in August. On November 1 - March 30, 2023 installation to completion.
Overflow Parking Project Update

Mr. Carr commented on the need for more event parking, experiencing more events during May and June.

Mr. Melesko is working with the Town Engineer, Building & Land Use for permitting and discuss three conceptual plans, timeframe, TPZ/Staff Approval and materials that should be used for the parking lot.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENTS

1. Rosemary Gunning, 203 Terry Plains Road submitted her comments via e-mail. Please see attached.

APPROVAL OF MINUTES

It was moved by Councilor Mahon, seconded by Councilor Kirton, and voted unanimously to approve the minutes of June 8, 2022.

ADJOURNMENT

It was moved by Deputy Mayor Davis, seconded by Councilor Mahon and voted unanimously to adjourn the meeting at 7:00 p.m.
July 5, 2022

Bloomfield Golf Ad-Hoc Committee

Dear Members,

We are writing in regard to the June 8th, 2022 Golf Ad-Hoc Committee meeting about the proposed additional parking lot for Wintonbury Hills Golf Course on Terry Plains Road.

As neighbors of the Wintonbury Hills Golf Course, we propose the following items be addressed:

1) There be no additional entry or exit driveway into the new proposed parking area from Terry Plains Road. That the Town only allow traffic to enter and exit from the existing Wintonbury Hills Golf Course driveway.

2) That there is a fence constructed within the Town owned property line between #192 Terry Plains Rd and #194 Terry Plains Rd and continue around the proposed parking lot onto the Terry Plains Road side of parking lot.

3) Fence should be consistent in material, height, and construction as the existing fencing that stands between #194 and Wintonbury Hills Golf Course.

4) The planting of shrubs on the Terry Plains Road side of the fence that would be consistent in variety and size as the shrubs planted in front of the golf maintenance building on Terry Plains Road.

5) If parking lot lights are to be installed, that they be timed so that they shut off at a reasonable hour at night, suggesting 10:00 p.m.

Thank you for your attention to these important issues that directly impact the properties on Terry Plains Road and surrounding streets. We look forward to working with the town and Wintonbury Hills Golf Course management to make this project aesthetically pleasing to the neighborhood and that it has no negative impact on our properties or lifestyle.

Submitted by:

Rosemary N. Gunning

203 Terry Plains Road