



Moorestown Field Club

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Minutes of BOT Meeting on January 21, 2025

The monthly meeting of the MFC Board of Trustees was held in person. A quorum was present, and the meeting was called to order by Pat Fowler, President, at 7:00 pm

Board Members in attendance: Ben Blank, Lisa Paparone, Greg Bronczyk, Bill Emerson, Lynn Roehrbach, Jon Greer, and David Ricci. Paul Gilhool was attending remotely. Also attending were John Carpinelli, GM, Susan Hession, business manager.

- **President's Remarks:**
 - None
- **Minutes: Motion to Approve 11-17-24 Minutes: First: Jon Greer, Second: Lisa Paparone. All approved**
 - **Susan will post to the website**
- **Old Business**
 - **Changes to Constitution and By-Laws**
 - Set up an election committee to evaluate vote counting outside of a board meeting
 - Cleaned up language about officer positions.
 - Will be voted on at annual meeting in March
 - **Irrigation System Update**
 - Weather has held up some of the work. Installation company has put in all the main pipe and most of the smaller pipe. Number 6 and 7 holes are left to get done.
 - New equipment will be installed in the pump house the end of February.
 - On schedule to start using the system in the spring.

- **New Business**
 - Schedule for Committee chair presentation at board meetings sent out
 - Board meeting moved to February 25th
 - Annual meeting is March 4th
 - Annual Membership Meeting – Pat will email the board a Presentation Draft

- **Committee Reports**
 - **House :**
 - 6 members, a cross section of the club, are doing an in depth survey for the architect firm.
 - **Greens :**
 - Building a forward green on number 8
 - Redoing the middle bunkers on 3
 - Will replace the fence on 4

- **Financial report: Treasurer's Report:**
 - Monthly Revenue is under budget by \$1,594.
 - YTD expenses are \$2,134,423 under budget by \$43,524.
 - YTD revenue is \$2,287,785, under budget by \$38,410.
 - Profit is \$52,070 more than this time last year
 - A/R increased to \$840,853 as of Dec 31
 - Bond Redemption
 - 152 Pending redemption (\$432,000)
 - Cash Account
 - Good operating cash/short term t-bill in money market fund
 - Membership resignations and new members discussed for period to date

- **GM Report- John Carpinelli- See report**
 - 2 Trees removed in parking lot and on back patio
 - Discussed having Sam start classes on turf management training. John will speak with him about starting

- **Member Comments**
 - Lynn states she is developing a process with the tennis committee for bringing in new members

Regular Meeting Adjourned at 9:00 PM

Motion: First: Lisa Paparone, Second: Bill Emerson: All Approved

Respectfully Submitted by Benjamin Blank, secretary

MFC General Manager's Report

January 2025

Course and Clubhouse Maintenance

Status: Ongoing

Actions: All reels for all equipment have been ground and sharpened. It used to cost us up to 5k a year to outsource this but with the bartering of some equipment last year we have our own grinder and bed knife sharpener, which allows us to grind in house. Most other equipment has either been completely serviced or will be serviced in the next few weeks as parts come in. Two trees were removed last week. The first was the tree in the parking lot that was growing on the hill and leaning over a parking space. The other tree was near the patio of the clubhouse and was dangerous because it was mostly dead. More trees will be trimmed or removed as weather permits. Stumps on the course were also ground. Much of the clubhouse has been deep cleaned and painted over the last few weeks. I send a crew of 2 up every morning to spent 3 to 4 hours before lunch working on different areas of the clubhouse. Steve Gallagher and myself rehung all updated plaques and added some additional ones that haven't been up in a few years. Thank you to Steve for maintaining these plaques as Traditions chairman. Maintenance work on the course will resume when weather permits.

Dates: 01/25 02/25

Food Service

Status: Slower Month

Action December and January so far have been a little slower than normal with the inclement weather. This somewhat accounted for in the restaurant budget. There are many special events and dinners on the horizon. Family night on Saturday Jan 25th, Valentine Day dinner on Friday

February 14, Spanish wine dinner on February 22, plus Trivia, band nights etc. I met with the Dining committee last week and heard their concerns about getting information out in a more timely fashion. We will make it a priority to get information out further in advance to give members a chance to "save the date". We also expect to step up our Saturday night dinner offerings to stimulate interest. I will give a brief update in the meeting on our need for a front of the house Manager. It is evident to me and other that we need someone to do more than we are presently getting out of our present structure.

Dates 01/25 to 02/25

House committee

Status: Steve to update at meeting

Actions Steve Piro will update the Board on the update from our architects. Outside of that, just a lot of maintenance being performed at the Clubhouse. Lots of painting, cleaning organizing. Recently, we spent some time in the simulator room rehanging the netting, replacing Projector (which the lens was burned) and straightening up. Although it looks much better, we need our members to try and pick up after themselves. Many times, empty bottles and cans are left, not in the trashcan, and balls and tees a all over the room.

Dates: 01/25 to 02/25

Irrigation Replacement

Status: Moving along

Action: The last month has been the first real winter weather we have had in several years. It just so happens to be the Winter we are trying to install an irrigation system. Regardless, Middletown Sprinkler company has fought the elements and pushed through with the installation making great progress. As of right now, almost all main pipes have been trenched and laid. Holes 1,2,3,4,8,9,18 have had all lateral pipes, wires and sprinklers installed. The bottom line is we are working on schedule despite the tough conditions. With more arctic weather forecasted for next week, we will be covering some areas with black plastic to try and minimize the ground from freezing so we can continue to cut sod and trench. We are delayed in getting the pump station equipment which will now be delivered at the end of February. This is not the end of the world, but it shortens

our window to get the system up and running by mid-March. All central control equipment has been installed and programs loaded at the maintenance building. This will be the main hub for programming and scheduling. We will be using iPad and our phones to control sprinkler from the course or remotely.

Dates 01/25 to 02/25

Tennis Operation

Status: Assistant approved

Actions There is a tennis committee meeting scheduled for Monday January 27th. Craig Mehnert, our new Tennis Chair, will host the meeting along with our Board Representative Lynn Rorhbach. On the agenda will be the hiring of our new assistant pro, scheduling app for the members, and coordinating drills, junior programs, lessons and tournaments to be as inclusive as possible.

Dates: 01/25 to 02/25

Capital Expense

Status: Spreadsheet created

Actions In an effort to streamline the process of getting 3 quotes for Capital projects, I have created a spreadsheet which will be updated monthly to show all Capital projects for the year and quotes next to them. The sheet will provide purchase info along with financing options. As of today, some of the quotes are incomplete, but I will continue to add to them as they come in. When we are ready to purchase something on the list or complete a proposed project, I will ask you to refer to

the quotes on the list. I will remind everyone that the lowest price isn't necessarily the best option and I will provide reasons as to which way we should purchase according to our needs.

Dates 01/25 to 02/25