

**MUNICIPAL COUNTRY CLUB COMMISSION a.k.a. FARMINGBURY  
HILLS REGULAR MEETING, MONDAY, JUNE 23, 2014  
WOLCOTT TOWN HALL, COUNCIL CHAMBERS  
6:00 P.M., PAGE 1 OF 6  
MINUTES**

**Note: These are summary minutes. A tape recording of this meeting is on file in Wolcott Town Hall, Commission Secretary's Office.**

Chairman Larson called the Regular Meeting to order at 6:00 p.m., with the Pledge of Allegiance and attendance was taken.

**MEMBERS PRESENT:** Chairman Robert Larson, Vice-Chairman Greg Solocius, Joan Kane, Lou Polzella and Paul Garland

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Jim Cullen, Facilities Administrator and Craig Kealey, Golf Pro

**APPROVAL OF MINUTES:**

- June 9, 2014 Regular Meeting

Upon **MOTION** by Joan Kane, seconded by Lou Polzella, it was unanimously voted to **approve** the minutes of the June 9, 2014 regular meeting.

**CORRESPONDENCE:**

There were none.

**PUBLIC REQUEST LIMITED TO ITEMS ON THE AGENDA:**

There were none.

**GOLF PRO/CONSULTANT'S REPORT:**

Mr. Kealey was present and came forward to report that they have been advertising alot. Everything is working and they had a good month in May. He noted that the first week of June did well. He added that they are going to have the best month that they had in years. He noted that he thinks that they will make \$65,000.00 and he said this is a fabulous month. He added that the specials are working and Groupon is working well.

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Mr. Kealey informed the commission members that they have more play and he is asking if he could hire someone for the months of July and August for 5 to 10 hours extra a week just for those two months. He would like know if he could or if they can't do it, he will do the best that he can with what they have but keep in mind if they have slow days which they have had then he will work fewer hours.

Mrs. Kane asked how many bodies would that involve, at which time Mr. Kealey replied one person.

Mr. Kealey said the cost would be under \$800.00 for the 9 weeks.

Chairman Larson pointed it out it would be a starter/ranger. Mr. Kealey said what he has done for years is they have a ranger on Sundays. He added that he would like to manage it a little bit better and he said that is his request.

Chairman Larson said they will have to discuss it and budgetary things are a problem but they need to talk about it.

Mr. Polzella inquired if they have a couple of carts down, at which time Mr. Kealey said one cart.

Mr. Polzella pointed that he saw two of them with signs on them. Mr. Kealey said he would check it out.

Chairman Larson pointed out that they have a maintenance program on the lease for the carts.

**FACILITIES ADMINISTRATOR'S REPORT:**

Mr. Cullen stated that he doesn't have anything to report. The only thing that he mentioned was that Leo's Lock came in a changed their locks at his office. He noted that they placed a double key dead bolt in the office. He noted that everything is going pretty good. He added that they are trying to keep up with the mowing. He added that they have been really busy and things are looking good.

Chairman Larson said he appreciates that.

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Chairman Larson said they were discussing the security at the maintenance building and the Pro shop.

Chairman Larson referenced the window issue and asked if that is resolved with the new budget at which time, Mr. Garland said he has a couple of purchase orders that they need to approve tonight.

Mr. Cullen said he is waiting for a purchase order.

Chairman Larson mentioned the security issue which is an issue and stated that their recommendation's for a video camera which will go around the building. He mentioned that when they got broken into he spoke with the Mayor and he said that they need to do something. Chairman Larson said he has a proposal for cameras around the building and the maintenance building. The proposal is for \$3,695.00 for cable, monitors, etc.

Mrs. Kane inquired if that was the only bid that they have at which time Mr. Larson said that was the only one that they have right now. He said they could check and see if there are others. He noted that this proposal is from A&M Alarm.

Chairman Larson said he will speak with the Mayor on this and he wanted to thank Mr. Garland and Mr. Cullen for putting this together.

Mr. Garland mentioned that they could get other quotes from other vendors. He added that A&M is a local person.

**FINANCIAL REPORT:**

*Review of Line Items.*

Mr. Garland reported that Groupon sold 198; we received approximately \$4,000.00 in revenue in their account as of the 15<sup>th</sup>. He added that they do hold 20% back until their specials are over. He added that's in case if someone wants a refund. He pointed that they have done over \$6,500.00 in sales. He indicated that their payoffs will be the 1<sup>st</sup> and 15<sup>th</sup> of very month and it is a direct deposit in their account so that's helped them out tremendously for their cash flow and he hopes to keep it going.

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Mr. Garland indicated that he has the following purchase orders which he would like the commission to approve:

Upon **MOTION** by Paul Garland, seconded by Greg Solocius, it was unanimously voted to approve and pay Leo's Key and Lock bill for double bolt deadlocks in the office for \$180.50.

Upon **MOTION** by Paul Garland, seconded by Lou Polzella, it was unanimously voted that they hire Odd Job LLC. to replace two windows in the maintenance barn due to the break-in for \$950.00.

Upon **MOTION** by Paul Garland, seconded by Greg Solocius, it was unanimously voted to pay Mechanix the balance that is owed to them for the emergency electrical repairs that were performed in the amount of \$1,090.00.

Mr. Garland explained to the commission members that he has to take fault on a project that came together and he made a mistake and he had to stop it and that is why he is bringing it forward to the commission. He indicated that the project was for the expansion of their existing irrigation in front of their restaurant between the 1<sup>st</sup> tee and the 9<sup>th</sup> green. He reason being was that the funds were available. And he thinks it is a good idea and the cost for that is \$5,000.00.

Mr. Polzella mentioned that he and Mr. Garland discussed this and his opinion is that \$5,000.00 should not be used for that. He feels that the money should be for repairs on tees, greens or other projects that are more important.

Chairman Larson pointed out that area browns out around the flag pole. He noted that the only way to correct that is that they have to have water there.

The commission members had a brief discussion, and the following motion was made:

Upon **MOTION** by Paul Garland, seconded by Greg Solocius, it was voted, by a majority, to approve the installation of the expansion of the water system for the front of the building in the amount of \$5,000.00 with Mrs. Kane and Mr. Polzella opposing.

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Upon **MOTION** by Paul Garland, seconded by Greg Solocius, it was unanimously voted that they accept the bid from Ronald Remeika to clear the entire bank, clear cut everything, brush ,debris and remove everything off the property and remove trees in the amount of \$3,300.00.

Upon **MOTION** by Paul Garland, seconded by Lou Polzella, it was unanimously voted to purchase loam for the golf course in the amount of \$1,024.00 from Valerio.

Mr. Garland mentioned that he has a question for the commission regarding \$1,500.00 which is left over from the end of the fiscal budget and he wanted to purchase some hand tools that are desperately needed for the maintenance shop because they are bringing in their own. The commission members had a brief discussion and no decision was made.

**OLD BUSINESS**

- Spray Barrel

Chairman Larson noted that he doesn't have any news.

- Cups

Mr. Cullen said someone came in from the outside and inquired if the cups could be changed more than twice a week. Mr. Cullen said he spoke with Fred, Dave and John about that. There were things mentioned that they were changed at least 4 to 6 times a week. He noted that they change them now twice a week. He feels that twice a week is sufficient. He mentioned that he inquired about other golf courses and they changed them twice a week and they are an 18 hole course. He said at this time they will stay with changing them Monday and Sunday.

**NEW BUSINISS:**

There were none.

**PUBLIC REQUESTS**

There were none.

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**ITEMS FOR THE NEXT AGENDA:**

There were none.

Mr. Kealey asked if they going to bring up his request regarding a starter/ranger.

Chairman Larson pointed out in their budget for 2014-2015 they have a line item for rangers. He that noted that they have \$2,200.00 in that line item and their fiscal year ends June 30<sup>th</sup>.

Mr. Kealey said he will back off until the new budget starts.

Chairman Larson said they have money in the budget if he needs it.

**EXECUTIVE SESSION:**

Upon **MOTION** by Lou Polzella, seconded by Paul Garland, it was unanimously voted to enter into **executive session** to discuss contractual issues at 7:00 p.m., with Robert Larson, Joan Kane, Greg Solocius, Lou Polzella and Paul Garland in attendance.

Chairman Larson called the meeting back to order at 7:30 pm.

**ADJOURNMENT:**

Upon **MOTION** by Paul Garland, seconded by Greg Solocius, it was unanimously voted to **adjourn** the meeting at 7:30 p.m.

**APPROVED:**

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**Vice -Chairman Greg Solocius  
FARMINGBURY HILLS COMMISSION**

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**Dolores Distiso  
COMMISSION SECRETARY**