

Dear Fellow BSBCCA Owners,

The following summary of the October 6, 2020 Board Meeting was approved at the Budget Meeting of November 24:

Vice President's Report

V.P. Bill reported that the plumbing within the units is completely done for the Sewer Project. Any contaminated soil in the leach field has to be trucked out. Smithfield Peat will meet with Facilities Mike next week to discuss next steps.

Treasurer's Report

2020 Assessment	Collected in full
2021 Assessment	Not yet assessed
Capital Reserve Account	\$637,722
Sewer Account	\$906,601
Phase 2 Sewer A/R	\$564,797 (42% collected of total assessment)

Editorial Note --- As of October 28, 72% has been collected.

Discussion of 2021 Proposed Budget

The Board discussed the wisdom --- or lack thereof --- of including variable income in the Operating Budget. Variable income is derived from the sale of guest passes, from the sale of additional memberships, from lease fees, from the sale of store inventory. When these projected revenues are included in the Budget, the amount of that revenue is basically a guess ---- an educated guess based on previous years' revenue, but a guess nonetheless. In recent years, that guess has amounted to a total of approximately \$390K.

A great deal of discussion ensued. Although he agreed that it is indeed sound accounting practice to exclude variable income from an operating budget, President Kevin feared that the owners might reject the idea and suggested that it should be discussed with them.

The Board continued a line-by-line discussion of the Operating Budget.

Discussion of Improvement Budget

It was agreed that the remodel of the Q aisle will be extended around the front of the pavilion with a new awning. It was agreed that the 5 bathhouse staircases on the east side of the front of the pavilion will be reduced to 3 staircases with three 18 foot landings and three 18 foot awnings. It was agreed that 8 bathrooms will be remodeled. It was agreed that 2020 improvements that had been delayed due to covid will be undertaken, including continuing the pavers on the east side of the Pit tent. It was agreed that bids would be requested for replacing the office leg of the concourse decking.

Discussion of Food & Beverage P&L

F&B Kevin Gaudreau reported that 2020 F&B revenue was \$683K. He noted that a revenue of about \$700K is needed for a break-even point. It was also noted that the entire F&B P&L is based on projections

He proposed that private parties be allowed in the expanded area of the Pit throughout the summer. With the pavers that will be added this year, that expanded area can easily handle small private functions while still leaving the area under the Tent free and open to members. If that were to be allowed, the projected private function revenue would be \$85K

The Board approved the Proposed 2021 Budget as presented without variable income. It was noted that although President Kevin cannot vote, he expressed his opposition.

Editorial Note --- The Board continued to debate the 2021 Proposed Budget as approved over the succeeding days and then decided to hold a Tech Session to officially discuss it again on November 2. At that Tech Session, the Board approved a new 2021 Proposed Budget that includes \$200,000 in variable income with President Kevin expressing his approval.

Discussion of Tennis Courts

Victor started to do some research regarding updating our tennis courts. He learned that although our courts have weathered relatively well considering their age, restorative work is definitely indicated. He learned that an update would take about two weeks. It was agreed that we further research updating the courts with one court to be a basketball court and the other to be a tennis / pickle ball court, with new fencing, and with landscaping around the courts. Facilities Mike was tasked with getting bids. At this point, we are simply doing research.

Discussion of Nominating Committee

The Board appointed all those who volunteered to serve on the 2021 Nominating Committee:

Bob Anderson	Marlene Bellini	Dave Krekorian	Bobby Laurito	
Sal LoPorchio	Vin Nugent	Suzy Sarubbi	Gail Theriault	Joe Zangrilli

Discussion of Owner Suggestions:

No weekend guests in 2021	Partially rejected --- Depending on the covid status, Saturday guests will be allowed and Sunday guests might be allowed by mid-August
Keep weekend guests in 2021	See above
Lifeguard bathing suits should not be so revealing	It was agreed that no thongs will be allowed
Lifeguard bathing suits should be uniform and should be red	They will be all the same color --- either blue, red, or neon
Accommodate Bistro guests with a lower-priced guest fee Bistro reservation of 6+ should require a charge	Rejected ---- the Bistro is so popular that it does not need to rely on guests F&B opines that this is only done in high-end restaurants. Chef will check with Open Table to see if we can block a no-show from making future reservations

Less expensive guest fee for small children

Rejected

Adult swim should be 10am to 11am instead of the first 20 minutes of every hour

Approved

Save money by getting less costly bands

With Pres. Kevin opining that the stress on entertainment was not as high this year as in past years, this may be considered when creating the entertainment schedule

Petition from the square to move the 42-inch unobstructed path to against the cabana instead of against the railing

Approved to do this on the first floor of the square, on the first-floor area between the horseshoe and the square, and on the first floor of the horseshoe

Respectfully submitted,
Louise B. Healy, BSBCCA Secretary