

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of June 26, 2018  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:00 P.M.

PRESENT: Richard Glidden, Kristina Jelleme, Neil Paterson, Allen Reinhard.

ABSENT: John Stackpole.

STAFF PRESENT: Eric Savetsky, Executive Director; Jesse Bell, Assistant Director; Susan Campese, Administrator/Finance Manager; Marian Wilson, Assistant Administrator.

*Miacomet Golf Course ("MGC") General Manager, Alan Costa; Nantucket Land Bank Golf Controller, Walter Lankau; MGC Director of Agronomy, Sean Oberly; and Inquirer and Mirror Reporter, Peter Sutters were also present at call to order.*

*Club Consultant Group Managing Director, Christopher Calvert, joined the meeting via video conference.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: None.

B. GOLF BUSINESS:

1. Miacomet Golf Course – Manager’s Report of Temporary Facilities and Food Service: Mr. Costa reported that the trailers were set, repairs and cleaning were underway, and the building and kitchen trailer were both connected to water and septic. Mr. Costa said food and beverage service could begin pending final inspections of the building in early July. Commissioner Jelleme inquired about staffing and menu items. Mr. Costa said the menus were simple and he would share them with the Commission. Chairman Paterson asked about the landscape plan for the exterior of the temporary buildings. Mr. Oberly stated he had no plans other than laying down sod in order to mitigate the dust issues and may possibly add a few beds to make it more inviting to the public.

2. Miacomet Golf Course – Manager’s Monthly Review: Mr. Savetsky requested that the discussion on golf financials be tabled until the July 10<sup>th</sup> meeting because the financial reports had not been distributed to the Commission prior to the meeting. Mr. Lankau responded that correcting the reports he received from ClubEssentials on June 14<sup>th</sup> had been challenging but he was prepared to go through them with the Commission if they wanted to review them. Commissioner Jelleme expressed frustration that Mr. Lankau was not taking advantage of the considerable resources the Land Bank has made available to him, such as the software upgrade and a golf business consultant, in order to improve the financial reporting which was still

lacking. Mr. Costa asked to clarify a few items on the financial performance guidelines voted by the Commission on January 23, 2018. Mr. Calvert reiterated that the guidelines were established to bring financial reporting up to industry standards and to increase financial accountability for the operations of both Miacomet and Sconset Golf Courses and to encourage better communication between management and the Land Bank. Mr. Costa questioned whether the Commission was interested in seeing variances for each individual line item or variances in the departmental bottom lines. Further, he questioned whether the Commission was interested in seeing the monthly or year-to-date variances. Mr. Calvert confirmed that the variances should be shown for each individual line item (be it monthly and/or year-to-date) and items which were expected to exceed their budgeted amount by 5% must, to the extent feasible, obtain prior approval from the Commission. When advance approval is not possible, then the variance should be explained to Mr. Savetsky who may approve the additional expense in the interim. Further, the variance report and action plan proposing how variances will be made up should to be distributed to the Commission by the 15<sup>th</sup> of each month for review. Mr. Costa stated that he could not control the weather which could skew income and make it hard to maintain the budgeted profit levels. Commissioner Jelleme pointed out that although management may not be able to control the monthly income variances; they could control monthly expenses in order to maintain budgeted profit levels. Ms. Campese reminded everyone of the need for a capital budget which was another directive included in the financial guidelines.

3. Warrant Authorization – Golf Capital Funds Transfer Request: Mr. Savetsky stated that he reviewed the request and all items were previously approved by the Commission. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the June 26, 2018 warrant document in the amount of \$43,823.86 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve Account.

*Mr. Costa, Mr. Lankau, Mr. Oberly, Mr. Sutters and Mr. Calvert departed the meeting at 4:42 p.m.*

C. APPROVAL OF MINUTES: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve and release the regular meeting minutes of June 12, 2018, as written.

#### D. TRANSFER BUSINESS:

1. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute and authorize the issuance of Releases of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12, subsection (-m-):

No. 34205 Channsaophas Touch and Renee Printz  
No. 34213 Graeme McCluer Marshall  
No. 34249 Jose O. Escobar

E. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the May 2018 financial report including the balance sheet and income statement previously provided by email.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the June 26, 2018 warrant document in the amount of \$117,415.68 to be provided to the county treasurer.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to go into executive session to discuss the purchase, exchange, lease or value of real property and review executive session minutes. A roll call vote was taken: Glidden-Aye, Paterson- Aye, Reinhard-Aye, Jelleme-Aye. The Chairman under Purpose 6 [G.L. c. 30A, 21(a)(6)] declared that discussion of these matters in open session may be detrimental to the Land Bank’s negotiating position and that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to adjourn the meeting at 5:20 p.m.

Attested to: \_\_\_\_\_  
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE  
of the Commission this 10<sup>th</sup> day of July, 2018.

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Neil Paterson, Chairman