

Mount Pleasant Golf Club

141 Staples Street

Lowell, Massachusetts 01851

www.mpgc.net

Established 1910

(978) 452-8228

Pat Donovan
President

Dennis Moriarty
Vice-President

Bob McLeod
Secretary

Sean Moriarty
Treasurer

Board of Directors Regular Meeting

Tuesday, June 24, 2025

Vice President Dennis Moriarty called the meeting to order at 5:30 p.m. with seven (7) board members present, Pat Donovan on his way, and Mike Sancartier out of town.

Pro Joel Jenkins entered the meeting at 5:35 p.m.

President Pat Donovan entered the meeting at 5:40 p.m.

NEW BUSINESS – Joel Jenkins – Quarterly Review (Taken Out of Order)

Joel stated the NE PGA Juniors program is off to a great start with 38 youngsters enrolled (U13 and U17 divisions) with coaches Nick and Ryan; the coaches are also two weeks into the Wed. Night Youth Clinics (U8, registration through Fore Tees); season is off to little bit of a slow start due to weather, but clearly picking up; moving the May Member/3 Guest worked out well, the June Member/3 Guest is sold out; the OPS Play date in May went well; the Cities went very well this year – great work by Pat and crew getting the course ready; Ladies Invitational Wednesday (6/25) is sold out; Flag Tournament set for Friday (7/4); Two Day Member/Guest set for Friday (7/11) and Saturday (7/12), will have a 6:30 a.m. start; staff are all stepping up, with Nick (Fore Tees) and Ryan (Golf Genius) expanding their roles; there were unfortunately some scheduling errors for the Lady Luck Tournament on Sunday (6/22), staff adjusted as best they could; one note – staff should be out on the course as much as possible monitoring play.

Joel Jenkins left the meeting at 5:56 p.m.

Sean Tully entered the meeting at 5:57 p.m.

NEW BUSINESS – Sean Tully – Monthly Review (Taken Out of Order)

Sean presented the upstairs hall reports for June (actual) and July (projected); electrical work under the patio awning completed, two TV's installed; fan on the AC condenser outside the Pro Shop had to be replaced; convection oven in the kitchen has been installed; all air ducts in the building have been cleaned (\$2.7K), to be scheduled every five years; fire inspection scheduled for July, awaiting report on sprinkler heads to determine replacement number; PA system (inside and out) should be prepped for Scholarship awards on the patio tomorrow – need to setup training for bar and Pro Shop staff on system (music and PA system); Cities was very successful day, a lot of compliments on the course; bar tenders meeting went well – one note: staff must close out all their tabs at the end of their shift.

Sean Tully left the meeting at 6: 11 p.m.

John Bukala and Steve Deveau entered the meeting at 6:15 p.m.

NEW BUSINESS – Finance Review Committee – Quarterly Update

John announced he would be stepping down as Chair and Steve would take over the role; they both stated the committee was very comfortable with Treasurer Sean Moriarty's reports and status updates; the committee will begin the budget review process, likely in August; one suggestion was firming up payment policy for new member (e.g., individuals accepted in March/April for Regular, Limited, or Junior membership), especially splitting initiation fees over two years; we should also continue to add initiation fees to Restricted Account, to continue growing the account and generating interest revenue. The board thanked John, Steve, and the committee for all their work over the year.

John and Steve left the meeting at 6:27 p.m.

SECRETARY – Bob McLeod

Minutes of 5/21/25 Regular meeting were presented for review.

Motion by Sean Moriarty, seconded by Jim Moriarty to accept the minutes of the 5/21/25 regular meeting, as amended. Vote unanimous - Motion passed.

Correspondence

- From Patrick Beauregard Foundation, requesting a donation of a foursome with carts for their Annual Golf Tournament Fundraiser, from Kevin McLeod;

- From D'Youville Foundation, requesting a donation of a foursome with carts for their annual Golf Tournament Fundraiser, from Brian Campbell;
- From Lowell General Hospital, requesting a donation of a foursome with carts for their annual golf challenge fundraiser, from Sean Moriarty;
- From Dracut Girls Lacrosse, requesting a donation of a foursome with carts for their upcoming golf tournament, from Dave MacKenzie;
- From the MPGC Women's Cities Committee, requesting a donation of \$250 towards their scholarship fundraiser, from Marian Silk, Andrea Dutile, and Kaitlyn Moriarty;
- From Frank Fader, application for Social/Limited membership;
- From Garrett Gillick, application for Social membership;
- From Christopher Bungard, application for Social/Limited/Regular membership;
- From Sarah Atamian, application for Social membership;
- From Benjamin Atamian, application for Social membership;
- From Julie Lindquist, application for Social membership;
- From Chuck Gaudet, application for Social membership.

Motion by Dennis Moriarty, seconded by DJ DuCharme to approve the four (4) donations of a foursome with carts to Beauregard Foundation, D'Youville Foundation, LGH, and Dracut Girls LAX, as listed above. Vote unanimous - Motion passed.

Motion by Dennis Moriarty, seconded by Paul Dubuque to approve the donation of \$250 to the MPGC Women's Cities Scholarship fund. Vote unanimous - Motion passed.

Membership

The following candidates are submitted for membership:

- Frank Fader – Social
- Garrett Gillick – Social
- Christopher Bungard – Social
- Sarah Atamian – Social
- Benjamin Atamian – Social
- Julie Lindquist – Social
- Chuck Gaude – Social

Motion by Shaun McCarty, seconded by DJ DuCharme to approve the seven (7) new Social members, as listed above. Vote unanimous - Motion passed.

A list of thirty-four (34) Social members two years in arrears for dues payment (amounting to approximately \$17.5K in A/R) was presented for review.

Motion by Jim Moriarty, seconded by Shaun McCarty to expel the thirty-four (34) Social members in arrears, effective immediately. Vote six (6) Yea's, two (2) Nay's – Motion passed.

Motion by Dennis Moriarty, seconded by Sean Moriarty to accept the Secretary's report. Vote unanimous - Motion passed.

TREASURER'S REPORT – Sean Moriarty

Sean presented the financial reports for review (attached): our insurance was successfully renewed at an approximately 21% increase, a large portion of which was increasing building coverage from \$3.8M to \$6M; all dues have been paid – will review new member payment policy as per FRC recommendation; also, to begin budget process realizing recent government funds are over.

Motion by Shaun McCarty, seconded by Dennis Moriarty to accept the Treasurer's report. Vote unanimous - Motion passed.

HOUSE COMMITTEE – Paul Dubuque

Paul reported the exterior wall work (under the awning) is largely complete, awaiting installation of second drain pipe, feathering and painting; Cities was a great success, bar revenue (liquor and soda) was \$18.5K; Ball Drop scheduled for Sunday (10/26) at 4:00 p.m., with beneficiaries to be determined; new umbrellas installed on patio; inquiry regarding AED and anti-choking device (i.e., plunger) being installed on course was discussed – concerns about properly securing and/or protecting the device were expressed, and the recent AED staff trainer recommended against the plunger – agreed to rely on Pride Star (Wilbur Street) in an emergency; bar tenders meeting went well, stressed shutting off 'over served' patrons, and all Tip Certifications are up to date.

Agreed: due to ongoing maintenance issues, Paul and his committee will work with Sean T to develop and annual schedule of House maintenance issues, including a list of approved vendors and/or outsourcers.

Also, the back gate should be kept locked except for deliveries and/or heavy course equipment (keys available at bar, kitchen, and with Sean T).

Motion by Jim Moriarty, seconded by DJ DuCharme to accept the House Committee report. Vote unanimous - Motion passed.

GREENS COMMITTEE – Jim Moriarty

Jim reported play was down 21% in April/May (primarily weather related); roller has been repaired; a lot of positive feedback on the course from the Cities; tree on # 1 tee has been pruned; crew hand watering and not cutting greens as often, in response to weather conditions; soil samples have been sent out to the lab; seven (7) members attended AED training; pin locations at tournaments was briefly discussed – agreed they should be appropriate to the tournament.

Motion by Dennis Moriarty, seconded by Shaun McCarty to accept the Greens Committee report. Vote unanimous – motion passed.

TOURNAMENT COMMITTEE – DJ DuCharme

DJ stated Joel covered much of his report; leader board installed on # 9 green (\$550 materials); working on Member/Guest Tournament; shout out to great work being done by Nick and Ryan in the shop and with events; scheduling problems on June 19th (semi holiday) and Lady Luck Tournament (6/22) are being reviewed, adjustments will be made in Fore Tees; Flag Tournament scheduled for Friday (7/4).

Motion by Jim Moriarty, seconded by Shaun McCarty to accept the Tournament Committee report. Vote unanimous – motion passed.

COMMUNICATIONS COMMITTEE – Shaun McCarty

Shaun reported the web site was hacked, cleaned up by Steve Finneral, user name and password have been changed.

Motion by Dennis Moriarty, seconded by Jim Moriarty to accept the Communications Committee report. Vote unanimous – motion passed.

OLD BUSINESS

Capital Projects

Received a quote for a railing for the newly installed stairs from the back parking lot (fabricated railing, three plates, black, rolled with loop on either end – one rail \$1.9K, two rails at \$3.4K), exploring two additional options.

Convection oven for downstairs kitchen acquired and installed.

Motion by Paul Dubuque, seconded by DJ DuCharme to approve the acquisition of convection oven for \$3K under capital expenses. Vote unanimous - Motion passed.

NEW BUSINESS

Sean Tully – Monthly Review

Taken Out of Order

Joel Jenkins – Quarterly Review

Taken Out of Order

Finance Review Committee – Quarterly Review

Taken Out of Order

Social Members Two Years in Arrears

Covered under Secretary's Report

MISCELLANEOUS

Shaun McCarty reported the Pro/Member Tournament to honor Mike Mullavey and benefit the MP Scholarship fund is set for Wednesday (101) – John Moriarty and Bill Lindquist are coordinating. Agreed: to donate the use of our carts that day to support the cause.

An incident of kids misbehaving on the patio has been addressed, and the parents have been spoken to.

Finally, issues revolving around inhouse sprinkler heads and inspections must be resolved immediately

There being no further business,

Motion by Dennis Moriarty, seconded by DJ DuCharme to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 7:46 p.m.

NEXT REGULAR MEETING
Monday, July 21, 2025
at 5:00 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

Mt Pleasant Golf Club
Financial Summary & Notes
May 31, 2025

REVENUES	YTD		YEAR END		Actual vs Budget		Forecast		Year over Year	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$		ACTUAL	Inc(Dec)
					Better (Worse)					
Dues & Assessments	715,994	704,256			11,738	101.7%	0	661,249	54,745	
Initiation Fees	67,500	0			67,500	0.0%	0	59,000	8,500	
Late Fees	6,800	6,500			300	0.0%	0	8,361	(1,561)	
Bar Income	296,403	311,900			(15,497)	95.0%	0	296,572	(169)	
ATM Income	1,174	1,750			(576)	67.1%	0	1,296	(122)	
Cart Rental Income	42,816	42,000			816	101.9%	0	41,730	1,086	
Greens Fee Income	18,995	17,500			1,495	108.5%	0	26,660	(7,665)	
F&B Card Income	15,461	6,000			9,461	0.0%	0	11,894	3,567	
Interest Income	10,935	0			10,935	0.0%	0	10,707	228	
Hall Rental	28,050	22,500			5,550	124.7%	0	23,250	4,800	
Donation Income	191	0			191	0.0%	0	0	191	
Other Income	154,816	48,885			105,931	0.0%	0	1,075	153,741	
TOTAL REVENUES	1,359,135	1,161,291	0	0	197,844	117.0%	0	1,141,794	217,341	
COGS - Bar	102,508	106,234			3,726	96.5%	0	112,915	(10,407)	
COGS-Kitchen	8,906	0			(8,906)	0.0%	0	1,710	7,196	
COGS-Outside Function	825	0			(825)	#DIV/0!	0	0	825	
House Function Expense	1,594	2,900			1,306	55.0%		1,078	516	
Course	359,175	406,526			47,351	88.4%	0	361,796	(2,621)	
House	233,465	235,674			2,209	99.1%	0	236,740	(3,275)	
Tournament	95,387	112,187			16,800	85.0%	0	91,209	4,178	
General & Administrative	195,898	196,030			132	99.9%	0	183,388	12,510	
DEPARTMENTAL EXPENSES	997,758	1,059,551	0	0	61,793	94.2%	0	988,836	8,922	
Profit(Loss)	361,377	101,740	0	0	259,637	355.2%	0	152,958	208,419	
Interest Expense	16,172	15,400			(772)	105.0%	0	16,668	(497)	
Real Estate Taxes	35,675	35,000			(675)	101.9%	0	33,975	1,700	
Depreciation	95,633	105,000			9,368	91.1%	0	108,120	(12,488)	
UBI Income Tax	2,367	0			(2,367)	0.0%	0	2,118	249	
Total Other	149,846	155,400	0	0	5,554	96.4%	0	160,881	(11,035)	
Profit(Loss)	211,532	(53,660)	0	0	265,192	-394.2%	0	(7,923)	219,455	

Mt Pleasant Golf Club
Financial Summary & Notes
May 31, 2025

Detail Snap Shot - Key Expense Accounts

Course Expense	05/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	163,741	189,922	26,181
Overtime	3,948	0	(3,948)
Employee Insurance	27,823	28,895	1,072
Course Seed & Fertilizer	81,776	66,100	(15,676)
Course Beautification	10,530	0	(10,530)
Equipment R&M	17,561	23,100	5,539
Course R&M	23,839	65,000	41,161
Course Repair Other	6,234	2,600	(3,634)
Course Irrigation	4,876	4,310	(566)
Course Fuel	4,126	5,000	874
	344,452	384,927	40,475

C Malatesta and R Kapala Payouts, C Rogers Management Fee
Budgeted in Course Salaries
Medical, Dental, Disability, Life Workers Comp
Timing
Budget in Course Repair & Maintenance
Timing
Timing
Timing
\$4,000 Water Bill for August Thru November 2024

House Expense	05/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar	65,407	65,308	(99)
Salaries & Wages - House	74,370	76,820	2,450
Employee Insurance	18,086	22,470	4,384
House Service Contracts	36,758	25,200	(11,558)
House R&M	8,768	18,900	10,132
Building Security Systems	1,115	1,575	460
House Supplies	14,743	12,500	(2,243)
	219,246	222,773	3,527

Medical, Dental, Disability, Life Workers Comp
Daily Cleaning, Trash, Snow Removal, Pest Control, Tap Cleaning
Roof \$5,600, Painting \$6,700, Pro Shop Room \$4,658, Refrigeration \$2,384, Carpet 2,200, Hood \$500
Fire, Monitoring, Cameras Replacements, Repairs
Includes Cups for Bar and Outside

Tournament Expense	05/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	72,946	84,282	11,336
Employee Insurance	10,593	10,555	(38)
Cities Expense	500	0	(500)
2 Day Member Guest	0	0	0
Printing Expense	2,014	2,000	(14)
Software Expense	2,702	2,658	(44)
	88,755	99,495	10,740

Medical, Dental, Disability, Life Workers Comp N Fantasia Budgeted
Budget in June
Tournament Schedules
Foretees Golf Genius

G&A	05/31/25		
	ACTUAL	BUDGET	VARIANCE
Bad Debt	550	0	(550)
Computer Software	14,128	14,700	572
Credit Card Fees	27,272	21,400	(5,872)
Club Liability Insurance	32,131	33,880	1,749
BOD Expense	3,501	4,200	699
Bookkeeping	8,835	9,000	165
RE Taxes	35,675	35,000	(675)
Electric	43,092	49,000	5,908
Gas	11,994	10,500	(1,494)
Water & Sewer	2,184	3,650	1,466
Telecommunications	12,994	10,500	(2,494)
	192,355	191,830	(525)

Budgeted for June
Jonas & TSI Support
Heavy Charging for Dues and Outside Parties
Liability, Liquor, Auto, Directors, Cyber
Veterans Day \$1,000
Budget based on expected large increases in 2025
Budget based on expected large increases in 2025
Excludes Course Consumption
Comcast and Phone

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	May 2025	May 2024
Cash		
Operating & Payroll	3,118	4,649
Money Market	644,493	459,364
Restricted	520,492	451,758
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	1,170,104	917,772
Receivables		
Members	66,683	49,030
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
Net Receivables	64,153	46,500
Other Assets		
Inventories	31,336	24,511
Prepaid Expenses	39,756	41,688
Other Current Assets	1,000	1,000
Total Other Assets	72,092	67,199
Total Current Assets	1,306,349	1,031,471
Fixed Assets		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,322,387	1,280,728
Course Equipment	912,330	840,990
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	394,992	383,147
Building Improvements	1,668,655	1,665,455
Less Accumulated Depreciation	(3,208,961)	(3,034,118)
Total Fixed Assets	2,063,792	2,110,591
TOTAL ASSETS	3,370,141	3,142,062
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	69,436	53,974
Prepaid Food & Bev	117,640	123,637
Prepaid Member Dues	437,427	405,031
Quimet Scholarship	0	150
Accrued Payroll	18,727	13,375
Leases Payable	234,825	244,364
National Grid Easement	0	0
Line of Credit	0	0
Accrued Other	6,879	10,889
Total Current Liabilities	884,934	851,420
Long Term Liabilities		
Long Term Debt	557,242	602,366
Bonds Payable	0	0
Total Long Term Liabilities	557,242	602,366
Equity		
Retained Earnings Current YR	211,532	(7,923)
Members Equity	1,716,434	1,696,209
Total Equity	1,927,965	1,688,276
TOTAL LIABILITIES & EQUITY	3,370,141	3,142,062

Mt Pleasant Golf Club

2025 Fixed Asset Report

As of: 05.31.2025

G/L 13700	Course Improvements	
Vendor	\$ Amount	Description
Genetti	\$ 6,460.00	#3 Wall
Marquis	\$ 11,400.00	Tree Work
Marquis	\$ 6,200.00	Tree Work
Read Custom Soils	\$ 2,681.87	Bunker Sand
Read Custom Soils	\$ 3,711.50	Bunker Sand
Read Custom Soils	\$ 3,857.02	Bunker Sand
Tukahoe Turf	\$ 4,236.54	Turf for #3,#5 and Tree Removal

Total \$ 38,546.93

G/L 13800	Course Equipment	
Sprayer	\$	Description
	\$ 78,840.00	Lease Value

Total \$ 78,840.00

G/L 14100	Furniture & Fixtures	
North American Rest	\$	Description
	\$ 2,006.00	Steam Tables for Kitchen
Stamp Construction	\$ 4,103.00	Front Stairs
Stamp Construction	\$ 5,736.00	Back Lot Stairs

Total \$ 11,845.00

G/L 14200	Building Improvement	
Lumen Electric	\$	Description
	\$ 3,200.00	Cart Barn Electrical Upgrade
	\$ 3,200.00	

Total as of 05.31.2025 \$ 132,431.93