

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

Monday, August 25, 2025

President Pat Donovan called the meeting to order at 6:02 p.m. with all nine (9) board members present.

SECRETARY – Bob McLeod

Minutes 7/21/25 regular meeting were presented for review.

Motion by Sean Moriarty, seconded by Jim Moriarty to accept the minutes of the 7/21/25 regular meeting. Vote unanimous - Motion passed.

Correspondence

- From GLTHS Foundation, thank you for the recent donation, from Mike Lenzi, Foundation Chair - accepted;
- From Mass Golf, notice of an increase in annual MGA GHIN Fees from \$35.00 to \$40.00, effective November 1, 2025 – placed on file;
- From the 24th Annual Kaitlin Kazanjian Charity Golf Tournament, request for a donation, from Alan Kazanjian;
- From Lowell Youth Hockey, request for a donation to their annual fundraiser, from Pat Donovan;
- From Jack Martinson, application for Social membership;
- From Brendan Gill, application for Social/Limited membership;
- From Daniel Wilson, application for Social membership;
- From Kate Keefe, requesting reinstatement as a Social member;
- From Mike Fitzpatrick, application for Social membership.

Motion by Jim Moriarty, seconded by Dennis Moriarty to approve the two (2) donations of a foursome with carts to the Kazanjian Tournament and the Lowell Youth Hockey Fundraiser, as listed above. Vote unanimous - Motion passed.

Motion by DJ DuCharme, seconded by Paul Dubuque to approve the five (5) new Social members, as listed above. Vote unanimous - Motion passed.

Motion by Mike Sancartier, seconded by Paul Dubuque to accept the Secretary's report. Vote unanimous - Motion passed.

TREASURER'S REPORT – Sean Moriarty

Sean presented the monthly financial report for review (attached); he confirmed we received \$94K in ERTC funds, after commissions, contributing to \$572K in the Restricted Account; Balance Sheet and available cash are both in good shape, a head of last year, although we are now entering 'burn mode' where we'll be taking in less than we spend through the off season.

Meeting with the golf cart vendor went well, recommending we upgrade to lithium batteries (cart is 300 lbs. lighter than acid batteries; have full, six-year warranty; partial charging ability; automatic parking brake lock, etc.); Pat mentioned the need for a new roller, and possibly a new tractor (est. \$126K to \$131K); house sprinklers have primarily been completed (all but stage area); exterior drain pipe under awning to be installed this week.

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

HOUSE COMMITTEE – Paul Dubuque

Paul presented Sean Tully's hall report in his absence; Encore Fire reported all house sprinklers that needed replacing have been done, save for four (4) on the stage area (parts on order); Pro Shop staff and bar tenders have all been trained in the use of the inhouse PA system – vendor recommending upgrading to a new microphone (\$900) to improve performance; bar tenders all agreed to close accounts at the end of their shift – and if extending their shift, start a new tip jar for the overlap; question as to whether the 7shifts scheduling app is being used – Paul to check; AED has been ordered for the course; exterior wall has been skim coated and painted; Bell Tower Property Management performed a walk through two weeks ago to review possible contract and/or outsourcing services – some confusion over level of services and involvement.

Pat Donovan left the meeting at 6:57 p.m.

Agreed: that Mike Sancartier will review the last few years' service invoices to assess scope of work; Ball Drop notice and sales to begin on 9/3; Calcutta scheduled for Thursday (9/4); Twi league banquets to follow; also agree: to request both cribbage leagues reschedule Wednesday (10/1) due to Mike Mullavey Tournament.

Motion by Dennis Moriarty, seconded by Shaun McCarty to accept the House Committee report. Vote unanimous - Motion passed.

GREENS COMMITTEE – Jim Moriarty

Jim reviewed Superintendent Pat Simmons wish list and five-year plan for the course following the course tour with the board just prior to this meeting; it was suggested Pat and Jim develop a list of proposed course changes (e.g., cart paths, tree removals, etc.) with the reasoning behind the change; Pat plans to promote Ryan to First Assistant (Tyler's replacement); finally, there has been a request to consider adding a 'comfort station' (i.e. permanent rest room) on the course– to be tabled for now.

Motion by Dennis Moriarty, seconded by Mike Sancrtier` to accept the Greens Committee report. Vote unanimous – motion passed.

TOURNAMENT COMMITTEE – DJ DuCharme

DJ reported the Irish Member/3 Guest is set for Friday (8/29), staffing and logistics are being finalized, Emily Desmond will perform that night; Member/Member Calcutta scheduled for Thursday (9/4); last MGA event set for Wed. (9/3) with six tee times; Pro Days scheduled for Sat (9/13) and Sun (9/14); finally, we've hosted NE Juniors for two years – will consider taking a year off.

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

COMMUNICATIONS COMMITTEE – Shaun McCarty

Shaun reported he's currently updating the meeting minutes on the web site.

Motion by Mike Sancrtier, seconded by Sean Moriarty to accept the Communications Committee report. Vote unanimous – motion passed.

OLD BUSINESS

IT Project Status – Mike Sancartier

Mike reviewed his discussions with TSI (our IT service provider) and JONAS (our enterprise software vendor); plan to add a fifth Point of Sale (POS) station, i.e., kitchen pro shop; upstairs hall. Downstairs bar (2); JONAS upgrade to be put off to after system

upgrade is complete; need to schedule for prior to October 16, or after December 12th (to allow for end of year close. Audit review, annual meeting etc.).

Motion by Jim Moriarty, seconded by DJ DuCharme to accept Mike's IT Project status report. Vote unanimous – motion passed.

NEW BUSINESS

Sean Tully – Monthly Review

Postponed

Golf Carts – Lease/Cost Review – Sean Moriarty

Covered under Treasurer's Report

Proposal – to issue all dues invoices in November

After a discussion between Bob McLeod, Brian Campbell, and Sean Moriarty, it was agreed that we will send all member invoices (including Socials) together in November for the following year – this will simplify billing and allow for a more uniform process.

Paul Dubuque left the meeting at 7:51 p.m.

Senior Ryder Cup to be named in honor of Dan Emerson – Bob McLeod

Senior Ryder Cup Committee has proposed naming the Tournament after the member who established and has run the tournament since its inception – Dan Emerson.

Agreed: the board fully endorses and supports renaming the tournament for Dan, and will send a letter of congratulations and appreciation (attached).

There being no further business,

Motion by DJ DuCharme, seconded by Mike Sancartier to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 8:07 p.m.

SPECIAL MEETING
Tuesday, September 9, 2025
at 6:00 p.m.

NEXT REGULAR MEETING
Wednesday, September 24, 2025
at 6:00 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

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

	YTD		YEAR END		Actual vs Budget		Forecast		Year over Year	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$		ACTUAL	Incl(Dec)
					Better (Worse)					
REVENUES										
Dues & Assessments	893,451	878,022	1,154,103	1,138,672	15,429	101.8%	15,431	825,668	67,783	
Initiation Fees	67,500	0	67,500	0	67,500	0.0%	67,500	59,000	8,500	
Late Fees	6,800	6,500	6,800	6,500	300	0.0%	300	8,361	(1,561)	
Bar Income	460,244	468,900	655,244	663,900	(8,656)	98.2%	(8,656)	459,041	1,203	
ATM Income	1,927	2,250	2,677	3,000	(323)	85.6%	(323)	2,042	(115)	
Cart Rental Income	116,969	102,000	205,569	190,600	14,969	114.7%	14,969	106,522	10,447	
Greens Fee Income	62,669	56,200	106,019	99,550	6,469	111.5%	6,469	63,277	(608)	
F&B Card Income	15,461	6,000	15,461	6,000	9,461	0.0%	9,461	11,894	3,567	
Interest Income	14,569	0	16,075	0	14,569	0.0%	16,075	14,435	134	
House Function Income	850	0	5,250	11,500	850	0.0%	(6,250)	0	850	
Hall Rental	33,050	29,000	36,150	25,000	4,050	114.0%	11,150	32,250	800	
Donation Income	191	0	191	0	191	0.0%	191	0	191	
Other Income	94,426	48,885	94,586	49,045	45,541	0.0%	45,541	1,075	93,351	
TOTAL REVENUES	1,768,108	1,597,757	2,365,625	2,193,767	170,351	110.7%	171,858	1,583,565	184,543	
COGS - Bar	159,283	159,709	225,699	226,125	426	99.7%	426	163,291	(4,008)	
COGS-Kitchen	17,576	0	23,576	6,000	(17,576)	0.0%	(17,576)	2,801	14,775	
COGS-Outside Function	2,630	3,700	4,355	4,600	1,070	71.1%	245	1,607	1,023	
House Function Expense	825	0	0	0	(825)	#DIV/0!	0	0	825	
Course	497,520	511,603	643,051	657,132	14,083	97.2%	14,081	474,014	23,506	
House	315,571	307,145	421,947	413,521	(8,426)	102.7%	(8,426)	302,701	12,870	
Tournament	165,022	172,139	242,182	249,299	7,117	95.9%	7,117	165,502	(480)	
General & Administrative	271,644	271,910	365,180	365,445	266	99.9%	265	251,254	20,390	
DEPARTMENTAL EXPENSES	1,430,070	1,426,206	1,925,990	1,922,122	(3,864)	100.3%	(3,868)	1,361,170	68,900	
Profit(Loss)	338,038	171,551	439,635	271,645	166,487	197.0%	167,990	222,395	115,643	
Interest Expense	22,649	19,800	29,249	26,400	(2,849)	114.4%	(2,849)	21,238	1,411	
Real Estate Taxes	45,916	45,000	60,916	60,000	(916)	102.0%	(916)	43,841	2,075	
Depreciation	127,510	135,000	180,000	180,000	7,490	94.5%	0	139,010	(11,500)	
UBI Income Tax	2,367	0	2,367	0	(2,367)	0.0%	0	2,118	249	
Total Other	198,442	199,800	272,532	266,400	1,358	99.3%	(3,765)	206,207	(7,765)	
Profit(Loss)	139,596	(28,249)	167,103	5,245	167,845	-494.2%	(161,858)	16,188	123,408	

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

Detail Snap Shot - Key Expense Accounts

Course Expense	07/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	235,692	249,817	14,125
Overtime	13,671	0	(13,671)
Employee Insurance	35,547	34,365	(1,182)
Course Seed & Fertilizer	99,166	72,500	(26,666)
Course Beautification	16,170	0	(16,170)
Equipment R&M	21,905	27,600	5,695
Course R&M	33,705	77,000	43,295
Course Repair Other	7,542	3,000	(4,542)
Course Irrigation	5,755	5,634	(121)
Course Fuel	7,115	9,000	1,885
	476,267	478,916	2,649

House Expense	07/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar	88,032	84,026	(4,006)
Salaries & Wages - House	98,648	100,557	1,909
Employee Insurance	23,211	28,890	5,679
House Service Contracts	43,437	32,400	(11,037)
House R&M	19,259	24,300	5,041
Building Security Systems	1,933	2,025	92
House Supplies	23,098	17,500	(5,598)
	297,619	289,698	(7,921)

Tournament Expense	07/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	123,810	123,564	(246)
Employee Insurance	13,590	13,425	(165)
Cities Expense	6,150	4,000	(2,150)
2 Day Member Guest	149	3,000	2,851
Printing Expense	2,014	4,000	1,986
Software Expense	5,404	5,316	(88)
	151,115	153,305	2,190

G&A	07/31/25		
	ACTUAL	BUDGET	VARIANCE
Bad Debt	16,305	14,000	(2,305)
Computer Software	18,765	18,900	135
Credit Card Fees	35,655	28,700	(6,955)
Club Liability Insurance	43,499	44,560	1,061
BOD Expense	3,746	5,400	1,654
Bookkeeping	11,565	11,500	(65)
RE Taxes	45,916	45,000	(916)
Electric	47,184	63,000	15,816
Gas	13,074	13,500	426
Water & Sewer	3,715	4,850	1,135
Telecommunications	17,100	13,500	(3,600)
	256,524	262,910	6,386

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	July	July
Cash	2025	2024
Operating & Payroll	31,981	75,507
Money Market	272,415	224,112
Restricted	572,300	453,738
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	878,695	755,358
Receivables		
Members	28,645	29,048
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
Net Receivables	26,115	26,518
Other Assets		
Inventories	31,336	24,511
Prepaid Expenses	41,442	41,528
Other Current Assets	1,000	1,000
Total Other Assets	73,778	67,039
Total Current Assets	978,588	848,915
Fixed Assets		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,322,387	1,283,840
Course Equipment	912,330	840,990
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	399,947	383,147
Building Improvements	1,668,655	1,665,455
Less Accumulated Depreciation	(3,240,841)	(3,065,010)
Total Fixed Assets	2,036,867	2,082,811
TOTAL ASSETS	3,015,455	2,931,726
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	52,665	44,420
Prepaid Food & Bev	62,204	79,338
Prepaid Member Dues	263,189	242,798
Ouimet Scholarship	0	150
Accrued Payroll	10,463	29,267
Leases Payable	209,574	214,649
National Grid Easement	0	0
Line of Credit	0	0
Accrued Other	10,855	13,735
Total Current Liabilities	608,950	624,357
Long Term Liabilities		
Long Term Debt	550,475	594,983
Bonds Payable	0	0
Total Long Term Liabilities	550,475	594,983
Equity		
Retained Earnings Current YR	139,596	16,188
Members Equity	1,716,435	1,696,208
Total Equity	1,856,030	1,712,386
TOTAL LIABILITIES & EQUITY	3,015,455	2,931,726

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Established 1910

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(978) 452-8228
Sean Moriarty
Treasurer

August 29, 2025

Dan Emerson (# 570)
627 Royal Tower Way
Cary, NC 27513

Dear Dan,

Greetings from your many friends and colleagues at Mount Pleasant. It is my great pleasure to inform you that in recognition of your thirty plus years of membership, and many contributions to the club during that time, the Senior Ryder Cup Committee, with the full endorsement of the Board of Directors, has agreed that the Senior Ryder Cup will henceforth be known as the "Dan Emerson Senior Ryder Cup."

It is our collective hope that you will find your way back up here occasionally and be as active as your situation allows. Thanks again for all you've done, and congratulations on this well-deserved honor.

Sincerely,

Bob McLeod.
Secretary,
On Behalf of the Board of Directors