

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, September 29, 2025

President Pat Donovan called the meeting to order at 6:01 p.m. with all nine (9) board members present.

Nick Fantasia entered the meeting at 6:02 p.m.

NEW BUSINESS – Assist Pro Nick Fantasia - Request to Appear (Taken Out of Order)

Nick stated he will not be returning to Mount Pleasant next season, as he's been offered a year round position in Florida that is better suited to his development and career as a PGA Professional; he also said since arriving at Mount Pleasant years ago as a Junior member, he's enjoyed his time at MP and is grateful to the board and membership for their support and encouragement – and he's particularly pleased with the progress of the youth and junior golf programs he's spearheaded over the years. The board collectively and individually thanked Nick for his service and contributions, wished him well with his career, and assured him he's always welcome to come back and visit Mount Pleasant at any time.

Nick Fantasia left the meeting at 6:07 p.m.

Sen Tully entered the meeting at 6:09 p.m.

Sean presented the upstairs hall activity reports for September (actual) and October (projected); He also listed a series of recent repairs, including the upstairs condenser (\$2K), upstairs beer cooler (\$2.3K replaced), exterior stone wall outside of kitchen area repaired (damaged by heavy equipment on course), exterior paint touchup where old clock hung. microphone upgrade for PA/Sound system, house sprinklers testing and replacements complete with vendor report.

Started updating plaques in downstairs lounge; new defibrillator received, awaiting protective

box delivery for mounting on course; bar tender schedules are available on 7Shifts app and a spreadsheet behind the bar – beginning to wind down schedule as season comes a close; Wednesday (10/1) at 7:30 a.m. the vendor will finish the downspout repairs, and the patio will be cleaned and setup for the Mullavey Tournament; outside water/ice machine to be brought inside after Veteran's Day (weather cooperating); agreed, we need a schedule for filter cleaning/replacement (lounge, locker rooms, etc.), and HVAC vendor report on status, cleaning and maintenance, etc.

Sean Tully left the meeting at 6:23 p.m.

SECRETARY – Bob McLeod

Minutes 8/25/25 regular meeting and 9/9/25 special meeting were presented for review.

Motion by Jim Moriarty, seconded by Shaun McCarty to accept the minutes of the 8/25/25 regular meeting and the 9/9/25 special meeting. Vote unanimous - Motion passed.

Correspondence

- From the Middlesex Canal Commission, seeking a volunteer to serve on the commission – Dennis Moriarty volunteered to serve, and it was agreed his name would be submitted for consideration;
- From Chris Green, MP City Tournament representative, announcing the dates of the 2026 City Tournament – Wed. (1/17) at Vesper, Fri. (6/19) at Mount Pleasant, and Sat. (6/20) at Long Meadow – accepted, placed on file;
- From the Jimmy Fund Tournament, requesting a donation of a foursome with carts;
- From the GL YMCA, request for a donation, from Brian Bullock, Eric Allen, et al;
- From Lowell Center for the Arts, request for a donation to their fundraiser for the Smith Baker Center, from Bob McLeod;
- From Bob Green, resigning Social membership, accepted;
- From Conor Costello, requesting a change from Regular AB to Regular A;
- From Dave Maille, requesting a change from Regular A to Limited.

Motion by Jim Moriarty, seconded by Paul Dubuque to approve the three (3) donations of a foursome with carts to the Jimmy Fund Tournament, GL YMCA, and Center for the Arts/Smith Baker Center, as listed above. Vote unanimous - Motion passed.

Membership

The following changes are submitted for approval

- Conor Costello – Regular AB to Regular A
- From Dave Maille – Regular A to Limited

Motion by Sean Moriarty, seconded by Jims Moriarty to approve the two (2) member changes (Costello, Maille), as listed above, to take effect at the end of the calendar year. Vote unanimous - Motion passed.

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

TREASURER'S REPORT – Sean Moriarty

Sean presented the financial reports for review (attached); he noted credit card fees have increased 75% (approximately \$40K), which is becoming a cost of doing business; cash is getting tight as the season winds down; also missing an NGRID bill, which should catch up shortly.

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

HOUSE COMMITTEE – Paul Dubuque

Paul reported the Director's Dance is set for Saturday, October 18th – tickets are \$50 pp and include passed appetizers, live music, and two drink tickets; the Ball Drop is scheduled for Sunday, October 26th at 4:00 p.m.; the Skills & Grills event was well attended with several winners; Trivia begins the first Friday in November and will run through March; plans are in the works for a Queen of Clubs type event – details to follow; will meet with kitchen contractor to extend current agreement through the off season.

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

GOLF COURSE COMMITTEE – Jim Moriarty

Jim reported the course is responding to the recent aeration exceptionally well; electrical issues at the pump house have been resolved; immediate focus will be on keeping the course clean (leaves, etc.) and continuing to aerate and top dress fairways; noted that the bench on # 10 tee box needs to be repaired.

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

TOURNAMENT COMMITTEE – DJ DuCharme

DJ reported the recent Member/Member went well; currently planning for Twi League banquets and Mullavey Tournament; Beef Stew open is scheduled for Sunday, November 2nd, with Michael Patrick Catering doing the meal; special thank you to all the volunteers during the recent Pro Days; considering moving the Member/Member to a Friday/Saturday format, with Sunday as a ‘rain date;’ there also seems to be considerable interest in reducing the overall number of tournaments – agreed to work with Joel and the Ladies Tournament Chair to review.

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

COMMUNICATIONS COMMITTEE – Shaun McCarty

Shaun reported the board minutes are up to date online.

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

OLD BUSINESS

IT Upgrade Project Status – Mike Sancartier

Mike reported the amended quote for five (5) POS cash drawers and card reader increased from \$11.5K to \$13.5K; based on discussions with our IT service provider (TSI) the project will be scheduled after December 11th, to allow for the end of year close (10/31), the independent financial review (November), and the Annual Meeting (12/11); agreed to pay \$14,423 to order server.

Capital Expenditures & Budget – Sean Moriarty

Sean and Brian have been working on a first pass at the 2026 budget; agreed to purchase sod cutter (\$6.8K) and roller (\$28.5K) and will finance over three years (up to \$36K in Cap Exp); the pre-approved used mower at approximately \$40K is being service and should arrive soon – ended up costing between \$32K and \$34K; there followed a discussion of budget issues and assumptions, e.g., chemical budget increase (\$125K), dues increases (potentially 7%, Socials from \$225 to \$300), increase hall rental from \$500 to \$ 600 for non-members; to review salaries, greens fees and cart fees.

Dress Code – Proposed Changes

As follow-up from a previous meeting, the Ladies board has submitted a proposed update to the dress code (attached) as defined in the Rules & Regulations – agreed to table for now and revisit in December, prior to next season.

NEW BUSINESS

Nick Fantasia – Request to Appear

Taken Out of Order

Sean Tully – Quarterly/Monthly Review

Taken Out of Order

Veteran’s Appreciation Day

Bob McLeod reported co-chairs John Hoolihan and Phils Costa will run the tournament again, with the same model as last year - Agreed: the board will donate \$1K to offset some of the costs.

Greens Fees – Consider Reducing for October/November

Agreed – no reduction in fees at this time, as play has been steady and should continue.

Nominating Committee Selection

Names were drawn according to the bylaws for committee members and alternates – the Secretary will contact and confirm the committee members, and schedule a kickoff meeting.

There being no further business,

Motion by Paul Dubuque, seconded by Dennis Moriarty to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 9:04 p.m.

NEXT REGULAR MEETING
Sunday, October 19, 2025
at 9:00 a.m.

Respectfully Submitted,

Bob McLeod,
Secretary

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

REVENUES	YTD		YEAR END		Actual vs Budget		Forecast		Year over Year	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$		ACTUAL	Inc(Dec)
						Better (Worse)				
Dues & Assessments	980,155	964,905	1,153,922	1,138,672	15,250	101.6%	15,250		907,399	72,756
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	535,450	533,900	665,451	663,900	1,550	100.3%	1,551		531,828	3,622
ATM Income	2,281	2,500	2,781	3,000	(219)	91.2%	(219)		2,386	(105)
Cart Rental Income	150,855	133,000	208,455	190,600	17,855	113.4%	17,855		132,301	18,554
Greens Fee Income	80,617	76,700	103,467	99,550	3,917	105.1%	3,917		83,712	(3,095)
F&B Card Income	15,461	6,000	15,461	6,000	9,461	0.0%	9,461		11,894	3,567
Interest Income	16,094	0	18,404	0	16,094	0.0%	18,404		16,014	80
House Function Income	850	10,000	850	11,500	(9,150)	0.0%	(10,650)		0	850
Hall Rental	36,300	21,000	42,650	25,000	15,300	172.9%	17,650		35,700	600
Donation Income	191	0	191	0	191	0.0%	191		0	191
Other Income	94,426	48,965	94,506	49,045	45,461	0.0%	45,461		1,075	93,351
TOTAL REVENUES	1,986,981	1,803,470	2,380,438	2,193,767	183,511	110.2%	186,671		1,789,670	197,311
COGS - Bar	171,835	181,848	220,113	226,125	10,013	94.5%	6,012		189,835	(18,000)
COGS-Kitchen	21,462	0	29,462	6,000	(21,462)	0.0%	(23,462)		3,308	18,154
COGS-Outside Function	2,839	4,000	4,264	4,600	1,161	71.0%	336		0	2,839
House Function Expense	825	0	825	0	(825)	#DIV/0!	(825)		1,706	(881)
Course	555,549	563,877	648,806	657,132	8,328	98.5%	8,326		530,280	25,269
House	357,986	342,694	428,813	413,521	(15,292)	104.5%	(15,292)		333,424	24,562
Tournament	200,279	196,924	252,654	249,299	(3,355)	101.7%	(3,355)		196,600	3,679
General & Administrative	300,606	303,000	379,050	365,445	2,394	99.2%	(13,605)		295,965	4,641
DEPARTMENTAL EXPENSES	1,611,381	1,592,343	1,963,987	1,922,122	(19,038)	101.2%	(41,865)		1,551,118	60,263
Profit(Loss)	375,600	211,127	416,451	271,645	164,473	177.9%	144,806		238,552	137,048
Interest Expense	25,911	22,000	34,311	26,400	(3,911)	117.8%	(7,911)		23,538	2,373
Real Estate Taxes	51,059	50,000	63,000	60,000	(1,059)	102.1%	(3,000)		48,808	2,251
Depreciation	143,449	150,000	173,449	180,000	6,551	95.6%	0		154,453	(11,004)
UBI Income Tax	2,367	0	2,367	0	(2,367)	0.0%	0		2,118	249
Total Other	222,786	222,000	273,127	266,400	(786)	100.4%	(10,911)		228,917	(6,131)
Profit(Loss)	152,814	(10,873)	143,324	5,245	163,687	-1405.4%	(138,079)		9,635	143,179

*Excludes ERTC Money

*Excludes ERTC Money

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

Detail Snap Shot - Key Expense Accounts

Course Expense	ACTUAL	08/31/25 BUDGET	VARIANCE
Salaries & Wages	266,908	280,292	13,384
Overtime	16,540	0	(16,540)
Employee Insurance	39,294	43,850	4,556
Course Seed & Fertilizer	107,948	78,000	(29,948)
Course Beautification	19,170	0	(19,170)
Equipment R&M	25,936	28,200	2,264
Course R&M	33,705	82,000	48,295
Course Repair Other	8,265	3,200	(5,065)
Course Irrigation	5,917	5,796	(121)
Course Fuel	8,036	11,000	2,964
	531,717	532,338	621

Budget in Course Repair & Maintenance
 Timing
 48,295
 Permits, Licenses, Porta Potty, Course Software
 \$4,000 Course Water Bill for August Thru November 2024

House Expense	ACTUAL	08/31/25 BUDGET	VARIANCE
Salaries & Wages - Bar	98,648	93,482	(5,166)
Salaries & Wages - House	109,919	112,549	2,630
Employee Insurance	25,904	32,100	6,196
House Service Contracts	46,594	36,000	(10,594)
House R&M	29,599	27,000	(2,599)
Building Security Systems	2,007	2,250	243
House Supplies	25,570	20,000	(5,570)
	338,241	323,381	(14,860)

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

Tournament Expense	ACTUAL	08/31/25 BUDGET	VARIANCE
Salaries & Wages	147,138	143,445	(3,693)
Employee Insurance	15,088	14,860	(228)
Cities Expense	6,150	4,000	(2,150)
2 Day Member Guest	1,949	3,000	1,051
Printing Expense	2,141	4,000	1,859
Supplies	4,922	2,500	(2,422)
Software Expense	6,754	6,645	(109)
	184,142	178,450	(5,692)

Men's \$500, Women's \$250, Caddies and Players Committee Food & Beverage, Police, Ice, Printing, Bar
 Tournament Schedules
 Tees, Ball Markers, Repair Tools, Scorecards
 Foretees, Golf Genius

G&A	ACTUAL	08/31/25 BUDGET	VARIANCE
Bad Debt	16,755	14,000	(2,755)
Computer Software	21,076	21,000	(76)
Credit Card Fees	40,637	32,200	(8,437)
Club Liability Insurance	49,178	49,900	722
BOD Expense	3,842	6,000	2,158
Bookkeeping	12,965	12,750	(215)
RE Taxes	51,059	50,000	(1,059)
Electric	50,376	70,000	19,624
Gas	13,496	15,000	1,504
Water & Sewer	3,715	5,450	1,735
Telecommunications	19,171	15,000	(4,171)
	282,271	291,300	9,029

Two Year Social Member write off
 Jonas & TSI Support
 Heavy Charging for Dues and Outside Parties
 \$Veterans Day \$1,000
 Largest Nat Grid bill not being recieved regular, we've inquired.
 Comcast Cable increasing monthly and Phone

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	August	August
Cash	2025	2024
Operating & Payroll	59,592	24,319
Money Market	150,592	177,642
Restricted	575,388	454,787
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	787,572	658,748
Receivables		
Members	25,664	28,293
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
Net Receivables	23,134	25,763
Other Assets		
Inventories	31,336	24,511
Prepaid Expenses	33,634	27,759
Other Current Assets	1,000	1,000
Total Other Assets	65,970	53,270
Total Current Assets	876,676	737,781
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	(3,256,619)	(3,080,455)
Total Fixed Assets	2,021,089	2,067,366
TOTAL ASSETS	2,897,765	2,805,147
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	35,565	52,500
Prepaid Food & Bev	45,150	63,168
Prepaid Member Dues	175,033	161,492
Quimet Scholarship	0	150
Accrued Payroll	17,983	15,901
Leases Payable	195,306	199,792
National Grid Easement	0	0
Line of Credit	0	0
Accrued Other	12,366	15,004
Total Current Liabilities	481,403	508,007
Long Term Liabilities		
Long Term Debt	547,113	591,306
Bonds Payable	0	0
Total Long Term Liabilities	547,113	591,306
Equity		
Retained Earnings Current YR	152,814	9,635
Members Equity	1,716,436	1,696,209
Total Equity	1,869,249	1,705,834
TOTAL LIABILITIES & EQUITY	2,897,765	2,805,147

Mt Pleasant Golf Club

2025 Fixed Asset Report

As of: 08.31.2025

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	\$	
	78,840.00	Lease Value

Total \$ 78,840.00

G/L 14100	Furniture & Fixtures	
North American Rest	\$	
	2,006.00	Steam Tables for Kitchen
Stamp Contruction	\$ 4,103.00	Front Stairs
Stamp Contruction	\$ 5,736.00	Back Lot Stairs
Bridge Club	\$ 3,000.00	Stove
Emerald Iron Works	\$ 1,955.00	Railing for Stairs Back Lot

Total \$ 16,800.00

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

\$ 3,200.00

Total as of 08.31.2025 \$ 58,546.93

CURRENT DRESS CODE

Mount Pleasant Golf Club - Rules & Regulations-2024 - Item #19

All members and their guests shall avoid wearing the following on the golf course: tee-shirts, sweat shirts (unless a collared shirt or turtle neck shirt is worn underneath), tank-tops, jeans, sweat pants and gym shorts. Shoes must be worn in the lounge area at all times (no bare feet).

PROPOSED DRESS CODE

Highlighted sections are from current dress code

All members and guests using the golf course are required to wear golf attire which is generally accepted by the golf industry. This includes a collared golf shirt, tailored pants, shorts, golf dresses, and skorts.

Proper dress is determined by the Golf Professional Staff and is at their discretion. If you are unsure, please check with the Pro Shop before starting play.

Examples of inappropriate golf attire includes but is not limited to sweat shirts (unless a collared, mock-collared, or turtleneck shirt is worn underneath), tee-shirts, tank-tops, tube-tops, racer-back tops without collars, denim, athletic wear, swimwear, fitness or workout attire, biking shorts, metal spikes.

Shoes must be worn in the lounge area at all times (no bare feet).

Attire for Guests:

Members are responsible for ensuring their guests adhere to the dress code (access may be denied if not adhering to dress code)

September 2025