

Mount Pleasant Golf Club

141 Staples Street
Lowell, Massachusetts 01851
www.mpgc.net

Established 1910

Pat Donovan
President

Dennis Moriarty
Vice-President

Bob McLeod
Secretary

(978) 452-8228
Sean Moriarty
Treasurer

Board of Directors Regular Meeting

Wednesday, January 21, 2026

President Dennis Moriarty called the meeting to order at 6:31 p.m. with eight (8) board members present, and Shaun McCarty unavailable.

SECRETARY – Bob McLeod

Minutes of the 12/17/25 regular meeting were presented for review.

Motion by Jim Moriarty, seconded by Lyndon Johnson to accept the minutes of the 12/17/25 regular meeting. Vote unanimous - Motion passed.

Correspondence

- From Lowell Bicentennial Fundraising Committee, requesting a donation (cash) for the 2026 Bicentennial Celebration – placed on file;
- From Boston Bud Runners, LLC, notice of public hearing on January 28th regarding a proposed Marijuana Establishment at 70 Wilbur Street, Unit #1 – placed on file;
- From Run for the Troops, thank you for the generous donation of a Foursome with Carts, two dozen golf balls, and hat to their fundraiser - accepted;
- From James Carney, resigning Social membership - accepted;
- From Joe Dussault, resigning Social membership - accepted;
- From Margarita Roxas, resigning Social membership - accepted;
- From John Donovan, resigning Social membership - accepted;
- From Seth Ly, requesting a change from Youth to Social membership;
- From Eric Roy, requesting a change from Junior to Social membership;
- From Evan Gys, requesting a change from Regular A to Social;
- From Chris Smith, requesting a change from Regular AB to Social;
- From Kasch Atamian, application for Youth membership – placed on file;
- From Brady Richardson, application for Youth membership – placed on file;
- From Erin Sullivan, Social applying for Limited membership – placed on file;

- From Tom Sancier, Limited applying for Regular membership – placed on file;
- From Mike Geoffroy, application for Limited/Regular membership – placed on file;
- From Bryan Boyle, application for Social/Limited/Regular membership;
- From Michael Vecchione, Jr., application for Social/Limited/Regular membership;
- From David Campbell, application for Social/Limited/Regular membership;
- To From James Burnham, application for Social membership;
- From Joseph Arria, application for Social membership;
- From Sophia Flabouris, application for Social membership;
- From Michael Witts, application for Social/Regular A membership.

The following changes are submitted for approval

- Seth Ly – Youth to Social
- Eric Roy – Junior to Social
- Evan Gys – Regular A to Social
- Chris Smith - Regular A to Social
- Gerald Scott – LOA Regular A
- Kevin T. Murphy – LOA Regular A
- Bryan Boyle – Social
- Michael Vecchione, Jr. – Social
- David Campbell – Social
- James Burnham – Social
- Joseph Arria – Social
- Sophie Flabouris – Social
- Michael Witts – Social

Motion by Pat Coit, seconded by Pat Murphy to approve the thirteen (13) member changes, as listed above. Vote unanimous - Motion passed.

Motion by Pat Murphy, seconded by Pat Coit to accept the Secretary's report. Vote unanimous - Motion passed.

TREASURER'S REPORT – Pat Coit

Pat presented the monthly financial reports (attached) for review; in conjunction with the IT server project, Pat reported they are working on racking equipment and updating the office overall; F&B cards have been loaded to the system in advance of the playoffs; continue to look at credit card fees and options, also reviewing insurance coverage with Jim M. after a discussion of towel and laundry costs, Pat M agreed to research and update quotes; continue to work with Brian C on completing written financial policies & Procedures.

Motion by Pat Murphy, seconded by Peter Regan to accept the Treasurer's report. Vote unanimous - Motion passed.

HOUSE COMMITTEE – Lyndon Johnson

Lyndon reported he's formed two subcommittees, House/Facility and Events/Activities; he outlined events being planned for January, February and March; he also reported the committee is working on a list of upcoming improvements.

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

GREENS COMMITTEE – Jim Moriarty

Pat and crew removing a few additional trees (right side of # 7, and the right side of # 3 fairway); beyond that, the crew is in winter mode, e.g., chipping stumps, winterizing and tuning up equipment, grinding and sharpening, etc.

Motion by Pat Murphy, seconded by Lyndon Johnson to accept the Greens Committee report. Vote unanimous – motion passed.

TOURNAMENT COMMITTEE – Peter Regan

Peter reported a draft of the tournament calendar is substantially complete, a few dates still being worked; considering a 'glow ball' event this season; also reviewing 'shotgun starts' and their impacts.

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

COMMUNICATIONS COMMITTEE – Shaun McCarty

In his absence, Shaun submitted a written report stating the Communications Committee met on 1/15 regarding the website reconstruction project; he is also working with the standing committees to update and coordinate information on the web site.

Motion by Pat Coit, seconded by Pat Murphy to accept the Communications Committee report. Vote unanimous – motion passed.

OLD BUSINESS

IT Upgrade Proposal – Mike Sancier

Mike reported the IT project is 95% complete; server and configuration at approximately \$26/27K (service hours down a bit, fire wall under budget); will need a 48-port switch (\$2K) scheduled for this Friday; five new POS systems (\$4.6K); will also look at office configuration and WIFI/Streaming operations.

Upstairs Hall Proposal – Mike Sancier

Tabled until IT Project complete.

Plaque Updates

Update completed (attached)

Sean Tully entered the meeting at 7:58 p.m.

NEW BUSINESS

Sean Tully – Q1 and Monthly Review

Sean presented the upstairs hall reports for January (actual) and February (projected); working with Paul and Lyndon on events and the committee transition; downstairs lounge plaques have been updated; exploring licensing options for sporting events (broadcast and streaming); bar pricing will be updated for April 1st and new season; developing vendor list and maintenance schedule; have begun off season stock rotation; 7Shifts app is in place, not used lately; some concern over members 'trolling' F&B cards at end of year – agreed, to inform staff there will be no unauthorized use (i.e., without the express consent of the card owner).

Sean Tully left the meeting at 8:20 p.m.

New Member Interviews

Scheduled for Thursday (2/5) and Thursday (2/12), from 6:30 to 8:30 p.m. each night (attached).

Document Review

The Secretary distributed copies of the Rules & Regulations, Fee Schedule, Privilege Matrix, and Dress Code for review, prior to review and approval next month.

MISCELLANEOUS

There is a Special meeting scheduled for Sunday, (2/15) at 9:30 a.m. to review member interviews and any membership openings.

There being no further business,

Motion by Pat Coit, seconded by Pat Murphy to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 8:53 p.m.

NEXT MEETING
Wednesday, February 18, 2026
at 6:30 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

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

	YTD		YEAR END		Actual vs Budget (Worse)		Forecast	Year over Year 2025 vs 2024	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%		ACTUAL	Inc(Dec)
REVENUES									
Dues & Assessments	203,541	207,348			(3,807)	98.2%	0	170,839	32,702
Initiation Fees	0	0			0	0.0%	0	0	0
Late Fees	0	0			0	0.0%	0	0	0
Bar Income	76,110	85,100			(8,990)	89.4%	0	79,924	(3,814)
ATM Income	329	400			(71)	82.3%	0	347	(18)
Cart Rental Income	3,780	3,000			780	126.0%	0	7,491	(3,711)
Greens Fee Income	3,515	1,000			2,515	351.5%	0	7,155	(3,640)
F&B Card Income	0	0			0	0.0%	0	0	0
Interest Income	1,595	0			1,595	0.0%	0	1,894	(299)
House Function Income	0	0			0	0.0%	0	0	0
Hall Rental	6,075	7,000			(925)	86.8%	0	9,100	(3,025)
Donation Income	0	0			0	0.0%	0	191	(191)
Other Income	102	96			6	0.0%	0	50,456	(50,354)
TOTAL REVENUES	295,047	303,944	0	0	(8,897)	97.1%	0	327,397	(32,350)
COGS - Bar	24,885	28,109			3,224	88.5%	0	20,918	3,967
COGS-Kitchen	88	0			(88)	0.0%	0	0	88
COGS-Outside Function	0	0			0	0.0%	0	0	0
House Function Expense	585	700			115	83.5%	0	390	195
Course	212,620	193,150			(19,470)	110.1%	0	99,923	112,697
House	65,654	67,471			1,817	97.3%	0	59,281	6,373
Tournament	19,622	17,090			(2,532)	114.8%	0	23,220	(3,599)
General & Administrative	56,218	54,615			(1,603)	102.9%	0	45,491	10,727
DEPARTMENTAL EXPENSES	379,671	361,135	0	0	(18,536)	105.1%	0	249,223	130,448
Profit(Loss)	(84,624)	(57,191)	0	0	(27,433)	148.0%	0	78,174	(162,798)
Interest Expense	6,196	6,400			204	96.8%	0	4,455	1,741
Real Estate Taxes	10,286	10,400			114	98.9%	0	9,934	352
Depreciation	29,750	32,000			2,251	93.0%	0	31,878	(2,129)
UBI Income Tax	2,400	0			(2,400)	0.0%	0	0	2,400
Total Other	48,632	48,800	0	0	168	99.7%	0	46,267	2,365
Profit(Loss)	(133,256)	(105,991)	0	0	(27,265)	125.7%	0	31,907	(165,163)

Mt Pleasant Golf Club

Financial Summary & Notes

December 31, 2025

Detail Snap Shot - Key Expense Accounts

Course Expense	12/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	54,396	57,100	2,704
Overtime	787	0	(787)
Employee Insurance	7,678	10,220	2,542
Course Seed & Fertilizer	126,042	100,000	(26,042)
Course Beautification	829	2,000	1,171
Equipment R&M	10,582	9,000	(1,582)
Course R&M	5,211	6,000	789
Course Repair Other	2,106	400	(1,706)
Course Irrigation	324	662	338
Course Fuel	0	2,000	2,000
	207,955	187,382	(20,573)

Medical,Dental,Disability, Life Workers Comp
Timing Should receive addition Discounts of \$10K in January

Timing

Timing

Permits, Licenses, Porta Potty, Course Software

House Expense	12/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar	17,178	19,432	2,254
Salaries & Wages - House	21,134	21,208	74
Employee Insurance	5,056	6,430	1,374
House Service Contracts	13,957	12,000	(1,957)
House R&M	1,496	1,400	(96)
Building Security Systems	274	450	176
House Supplies	2,866	3,000	134
	61,962	63,920	1,958

Medical,Dental,Disability, Life, Workers Comp

Daily Cleaning, Trash. Snow Removal, Pest Control, Tap Cleaning

Refridgeration \$2,384, Carpet

Fire, Monitoring, Cameras Replacements, Repairs

Includes Cups for Bar and Outside

Tournament Expense	12/31/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	16,121	14,000	(2,121)
Employee Insurance	1,961	1,820	(141)
Cities Expense	0	0	0

Medical,Dental,Disability, Life Workers Comp N Fantasia Budgeted

Men's\$500, Women's250, Caddies and Players Committee Food& Beverage, Police,

2 Day Member Guest	0	0	0	July
Printing Expense	0	0	0	Tournament Schedules
Supplies	0	0	0	Tees, Ball Markers, Repair Tools, Scorecards
Software Expense	0	0	0	Foretees, Golf Genius
	18,082	15,820	(2,262)	
G&A	ACTUAL	BUDGET	VARIANCE	
Bad Debt	0	0	0	Two Year Social Member write off in July
Computer Software	3,677	4,200	523	Jonas & TSI Support
Credit Card Fees	5,541	5,300	(241)	Heavy Charging for Dues and Outside Parties
Club Liability Insurance	11,364	9,680	(1,684)	Liability, Liquor, Auto, Directors, Cyber
BOD Expense	4,109	1,400	(2,709)	\$Veterans Day \$1,000, Member Appreciation \$1,600, \$484 Meetings, Kids Xmas \$1,455
Bookkeeping	2,975	2,800	(175)	
RE Taxes	10,286	10,400	114	
Electric	12,390	14,000	1,610	
Gas	2,606	3,000	394	Budget based on expected large increases in 2025
Water & Sewer	1,125	600	(525)	
Telecommunications	4,242	4,000	(242)	Comcast Cable increasing monthly and Phone
	58,314	55,380	(2,934)	

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	December	December
Cash	2025	2024
Operating & Payroll	43,456	103,744
Money Market	1,052	0.05
Restricted	558,257	458,754
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	604,766	564,497
Receivables		
Members	1,284,963	1,109,629
Other Receivables	93,473	0
Bad Debt Allowance	-2,530	-2,530
Net Recievables	1,375,906	1,107,099
Other Assets		
Inventories	26,020	31,336
Prepaid Expenses	25,210	18,964
Deposits	38,222	0
Other Current Assets	1,000	1,000
Total Other Assets	90,452	51,300
Total Current Assets	2,071,124	1,722,896
Fixed Assets		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,333,387	1,283,840
Course Equipment	1,005,343	839,990
Golf Carts	260,587	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	402,284	383,147
Building Improvements	1,681,590	1,665,455
Less Accumulated Depreciation	(3,167,097)	(3,149,140)
Total Fixed Assets	2,326,790	1,997,681
TOTAL ASSETS	4,397,914	3,720,577
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	178,388	89,996
Prepaid Food & Bev	195,686	205,428
Prepaid Member Dues	1,043,341	860,279
Quimet Scholarship	21,000	20,250
Accrued Payroll	6,201	13,174
Leases Payable	513,813	177,299
Line of Credit	83,500	26,895
Accrued Other	16,363	2,600
Total Current Liabilities	2,058,292	1,395,921
Long Term Liabilites		
Long Term Debt	533,179	576,313
Bonds Payable	0	0
Total Long Term Liabilities	533,179	576,313
Equity		
Retained Earnings Current YR	(133,256)	31,907
Members Equity	1,939,700	1,716,436
Total Equity	1,806,443	1,748,343
TOTAL LIABILITIES & EQUITY	4,397,914	3,720,577

Mt Pleasant Golf Club

2025 Fixed Asset Report

As of: 12.31.2025

G/L 13700	Course Improvements	
Vendor	\$ Amount	Description
Marquis	\$ 11,000.00	Tree Work #5, #9

Total \$ 11,000.00

G/L 13800	Course Equipment
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Total \$ -

G/L 14100	Furniture & Fixtures
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Total \$ -

G/L 14200	Building Improvement
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\$ -

Total as of 12.31.2025	\$ 11,000.00
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Mount Pleasant Golf Club

141 Staples Street
Lowell, Massachusetts 01851

Established 1910

(978)452-8228

December 30, 2025

NOTICE

2026 MEMBER INTERVIEWS

Interviews for current Social Members, Junior Members, and Limited Members interested in either Limited and/or Regular membership have been scheduled as follows:

Thursday, February 5, 2026, 6:30 to 8:30 p.m.

and

Thursday, February 12, 2026, 6:30 to 8:30 p.m.

Interviews will be conducted on a first come, first served basis. Signup sheet will be available each night at the bar in the downstairs lounge. You must be a current member in good standing to interview.

Mount Pleasant Golf Club
141 Staples Street
Lowell, Massachusetts 01851

Re: Updating Club Membership Plaques

After confirming with Joel Jenkins and Sean Tully the following names have been updated or added to the appropriate plaques.

Honorary Member;

John Moriarty

Presidents plaque;

Corrected Patrick Donovan's name as requested

Added Dennis Moriarty's name

Club Championship;

Chris Gentle

Hole In One;

Brian Bullock

Laurie Hadley

Liam Gleason

Michael Finneral

Neil Robinson

Chris Gentle

The above task was carried out by Sean Tully in a timely manner.