

Mount Pleasant Golf Club

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

Established 1910

(978) 452-8228

Dennis Moriarty
President

Pat Murphy
Vice-President

Bob McLeod
Secretary

Pat Coit
Treasurer

Board of Directors Regular Meeting *

Wednesday, April 22, 2026

President Dennis Moriarty called the meeting to order at 6:30 p.m. with all nine (9) board members present.

Joel Jenkins entered the meeting at 6:35 p.m.

NEW BUSINESS – Joel Jenkins Q1 Review (from March), taken Out of Order

Joel began by stating the Pro Shop staffing is shaping up – Ryan Jenkins is back, and five or six of last year's staff are returning; Joel thanked the board for the use of the upstairs hall over the winter for the simulators; Fore Tees is getting updated with tee times setups, events have been loaded through July, etc.; Golf Genius logon is MPGC2026; PGA Junior League is back (now 30+ participants), as well as the Wednesday clinics for youngsters; new carts are in, undergoing cleaning and charging – cart barn needs some attention (door frame, charging stations, etc.); TV outside the shop installing Opti Sign software to replace the white board; staff photos to be added to the outside board.

The board commented that tee management improved last year – please continue; continue to emphasize 'course rangers' as needed; additional Ladies Division tournaments to be run through the Pro Shop – generally with a 2:00 p.m. start time.

Joel Jenkins left the meeting at 6:56 p.m.

SECRETARY – Bob McLeod

Minutes of the 3/16/26 regular meeting were presented for review.

Motion by Jim Moriarty, seconded by Pat Coit to accept the minutes of the 3/16/26 regular meeting. Vote unanimous - Motion passed.

Correspondence

- From Dave Harrington for Best Buddies - Team Harrington, thank you for the donation and support for the March 29 Fundraiser - accepted;
- From Pat Swett and Lowell Baseball Cooperstown Team, thank you for the recent donation to our April Fundraiser - accepted;
- From the Monday Night Cribbage League Committee, thank you for hosting this past year, thanks to Sean Tully and staff, and requesting to continue for the 2026-27 season (i.e., two 12-week sessions, Sept to Dec. and Jan through April) – accepted and agreed;
- From Lowell Youth Wrestling, requesting a waiver of the hall fee for their fundraiser, from Par Donovan – agreed to charge the member rental fee;
- From Academy of Notre Dame, thank you for hosting this past year and requesting we host five (5) home matches this year (4/15, 4/29, 5/6, 5/13, 5/20), from Pam Bernazani, Interim Principal - agreed;
- From Hellenic American Academy, requesting a donation for their upcoming fundraiser on May 4th - placed on file;
- From Lowell Parks & Conservation Trust, requesting a donation for their upcoming fundraiser on September 27th; (he had an LOA in 2029) – placed on file;
- From Ed Weza, III, requesting a Leave of Absence for 2026 – denied, as he was previously granted an LOA;
- From James Gagnon, requesting a Leave of Absence for 2026;
- From Jack Rourke, resigning his membership (Social) after 40 years at MPGC - accepted;
- From Stephen Rossetti, resigning Social membership - accepted;
- From Mike Bernazani, requesting a change from Regular A to Regular AB;
- From Read Hoose, Youth aging out requesting a Social membership;
- From Steve Petullo, former Social requesting reinstatement;
- From Randy Houle, application for Social membership;
- From Annie Sloan, application for Social membership;
- From Fiona Ashley, application for Social/Limited/Regular membership;
- From Michael Ryan, application for Social membership;
- From Kyle O'Neill, application for Social membership;
- From Cameron Vitone, application for Social/Limited/Regular membership;
- From Zachary Melanson, application for Social/Limited/Regular membership;
- From Patrick Winther, application for Social/Limited/Regular membership;
- From James Dolan, III, application for Social membership;
- From Tim Dixon, application for Social membership;
- From Patrick Hensley, Jr., application for Social/Limited/Regular membership;
- From Kaylon Buckner, application for Social/Limited/Regular membership;
- From Michael Martell, application for Social/Limited/Regular membership;

- From Chase Dubuque, former Family member applying for Junior membership;
- From Owen White, application for Youth membership;
- From Fred Loughran, application for Social membership;
- From Richard Rocchio, application for Social membership;
- From William Morgan, Family member aging out requesting a change to Junior.

Motion by Shaun McCarty, seconded by Lyndon Johnson to approve the LOA for J Gagnon, as listed above. Vote unanimous - Motion passed.

The following changes are submitted for approval

- Mike Bernazani – Regular A to Regular AB
- Scott McQuaide – Limited to Regular A
- Dick Smith, Jr. – LOA to Limited
- Tom McKiernan – Regular A to Limited
- Liam Curran – Limited to Regular AB
- Read Hoose – Youth to Social
- Will Morgan – Family aging out to Junior

Motion by Jim Moriarty, seconded by Pat Coit to approve the seven (7) member changes, as listed above. Vote unanimous - Motion passed.

The following are submitted for approval

- Randy Houle – Social
- Annie Sloan – Social
- Fiona Ashley – Social
- Michael Ryan – Social
- Kyle O'Neill – Social
- Cameron Vitone – Social
- Zachary Melanson – Social
- Patrick Winther – Social
- James Dolan, III – Social
- Tim Dixon – Social
- Patrick Hensley, Jr. - Social
- Kaylon Buckner – Social
- Michael Martell – Social
- Fred Loughran – Social
- Richard Rocchio – Social
- Steve Petullo – Social
- Chase Dubuque – Junior
- Owen White - Youth

Motion by Jim Moriarty, seconded by Pat Murphy to accept the eighteen (18) new members, as listed above. Vote unanimous - Motion passed.

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

Sean Tully entered the meeting at 7:20 p.m.

NEW BUSINESS – Sean Tully Monthly Review, taken Out of Order

Sean presented the upstairs Hall reports for April (actual) and May (projected); starting to prepare for the upcoming season; working with Brian C. on new hire paperwork; had all grease traps and hoods cleaned, scheduled inspection of sprinklers and fire suppression system; added electrical outlets for outdoor TV's; exterior water and ice machines will be put out by May 1st (weather permitting); Sean stated the POS system allows for a 'percentage' increase key.

Motion by Jim Moriarty, seconded by Lyndon Johnson to institute a 4% surcharge on all credit card purchases for May 1st. Vote Yea = 8, Nay = 1 - Motion passed.

Sean also reported the 7Shifts app is being used again, although not to its full potential – important that all changes and openings be posted; preparing for patio season (propane, umbrellas, heaters, etc.); Sean to continue to work with Mike Sancier on the office and IT upgrade; need to emphasize bar tenders have 'cleaning' responsibilities as well as serving duties.

Sean Tully left the meeting at 7:52 p.m.

TREASURER'S REPORT – Pat Coit

Treasurer Pat Coit presented the monthly financial reports (attached); detailed bar pricing updates continue (starting to see 'delivery' charges being applied, absorbing for now); setting up a meeting with the Auditor regarding a break down of costs and services; met with the Finance Review Committee; received \$1K from class action law suit; working with Dick Brothers and Lori Trahan's office regarding ERTC funds owed to us; working with the bank on additional security measures after some fraudulent check activity.

Motion by Lyndon Johnson, seconded by Shaun McCarty authorize the Treasurer to take any steps necessary to secure and protect out accounts. Vote unanimous - Motion passed.

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

HOUSE COMMITTEE – Lyndon Johnson

Lyndon reported the main entry doors have been replaced, as have the counters in the downstairs men's room; painting (touchups) is being scheduled; in the men's locker room, fans must be run when the steam is on (to consider signage); have begun doing walk throughs of the building with Sean T and others to develop a more comprehensive 'to do' list; note: coat room upstairs to be addressed.

Motion by Mike Sancier, seconded by Pat Coit to accept the House Committee report.
Vote unanimous - Motion passed.

GREENS COMMITTEE – Jim Moriarty

Jim reported the course is in great shape, will be completely set for May 30th and move into summer maintenance phase; improvements to forward tee boxes will be sodded next week; irrigation system is up and running; greens are being rolled and prepared; working on a list of Fall projects to be tackled; ball marks on greens remain an issue.

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

TOURNAMENT COMMITTEE – Peter Regan

Peter reported the Pro addressed most issues in his report; the Green Tree Open has begun signups; the May 15th Member/3 Guest appears to be full.

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

COMMUNICATIONS COMMITTEE – Shaun McCarty

Sean reported that emails have been updated; 2026 documents (Minutes, Bylaws, rule & Regulations, etc.) have been updated on the web site; old membership application must still be removed.

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

OLD BUSINESS

IT Upgrade Project

Mike Sancarier reviewed progress to date on systems, still exploring additional laptop and monitors; continue to work on improvements to the office itself; will also look to revisit establishing an employee handbook.

NEW BUSINESS

Joel Jenkins – Q1 Review

Taken Out of Order

Sean Tully – Monthly Review

Taken Out of Order

City Tournament Medalist Trophy

Motion by Dennis Moriarty, seconded by Lyndon Johnson to name this year's award the Russ Wheeler Medalist Trophy. Vote unanimous - Motion passed.

MISCELLANEOUS

Peter Regan is looking to develop some history and biographical information related to the club.

Agreed to look into holding the Smoker upstairs next year.

Dennis Moriarty is working on a proposed alternative payment schedule for dues (requires a bylaw change).

Pat Murphy is reviewing linen charges and alternatives (upstairs hall, towels, etc.) with Sean Tully.

There being no further business,

Motion by Peter Regan, seconded by Lyndon Johnson to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 8:47 p.m.

NEXT MEETING
Wednesday, May 27, 2026
at 5:00 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

Mt Pleasant Golf Club

Financial Summary & Notes

March 31, 2026

	YTD				YEAR END		Actual vs Budget (Worse)		Forecast	Year over Year 2026 vs 2025	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$	%			
REVENUES											
Dues & Assessments	513,929	518,370			(4,441)	99.1%	0		0	530,144	(16,215)
Initiation Fees	6,500	0			6,500	0.0%	0		0	49,000	(42,500)
Late Fees	7,100	4,000			3,100	0.0%	0		0	7,600	(500)
Bar Income	177,534	202,600			(25,066)	87.6%	0		0	182,691	(5,157)
ATM Income	699	1,000			(301)	69.9%	0		0	768	(69)
Cart Rental Income	3,780	3,000			780	126.0%	0		0	7,491	(3,711)
Greens Fee Income	3,515	1,000			2,515	351.5%	0		0	7,155	(3,640)
F&B Card Income	11,043	9,000			2,043	0.0%	0		0	15,461	(4,418)
Interest Income	4,442	0			4,442	0.0%	0		0		4,442
House Function Income	0	0			0	0.0%	0		0	850	(850)
Hall Rental	16,975	17,500			(525)	97.0%	0		0	21,150	(4,175)
Donation Income	0	0			0	0.0%	0		0	191	(191)
Other Income	102	96			6	0.0%	0		0	94,231	(94,129)
TOTAL REVENUES	745,619	756,566	0	0	(10,947)	98.6%	0		0	916,732	(171,113)
COGS - Bar	61,255	67,542			6,287	90.7%	0		0	55,687	5,568
COGS-Kitchen	777	0			(777)	0.0%	0		0	1,682	(905)
COGS-Outside Function	0	0			0	0.0%	0		0	825	(825)
House Function Expense	1,488	1,600			112	93.0%	0		0	1,165	323
Course	342,087	334,037			(8,050)	102.4%	0		0	228,601	113,486
House	181,123	162,952			(18,171)	111.2%	0		0	168,307	12,816
Tournament	56,370	47,465			(8,905)	118.8%	0		0	54,006	2,364
General & Administrative	151,227	146,420			(4,807)	103.3%	0		0	137,648	13,579
DEPARTMENTAL EXPENSES	794,328	760,016	0	0	(34,312)	104.5%	0		0	647,921	146,407
Profit(Loss)	(48,709)	(3,450)	0	0	(45,259)	1411.9%	0		0	268,811	(317,520)
Interest Expense	15,229	16,000			771	95.2%	0		0	11,143	4,086
Real Estate Taxes	26,627	26,000			(627)	102.4%	0		0	25,479	1,148
Depreciation	74,374	80,000			5,626	93.0%	0		0	79,694	(5,320)
UBI Income Tax	7,675	2,300			(5,375)	0.0%	0		0	2,367	5,308
Total Other	123,904	124,300	0	0	396	99.7%	0		0	118,683	5,221
Profit(Loss)	(172,614)	(127,750)	0	0	(44,864)	135.1%	0		0	150,128	(322,742)

Mt Pleasant Golf Club
Financial Summary & Notes
March 31, 2026

Detail Snap Shot - Key Expense Accounts

	03/31/26		
Course Expense	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	137,844	154,291	16,447
Overtime	787	0	(787)
Employee Insurance	19,599	25,550	5,951
Course Seed & Fertilizer	126,074	125,000	(1,074)
Course Beautification	1,329	3,500	2,171
Equipment R&M	14,533	15,500	967
Course R&M	15,542	9,000	(6,542)
Course Repair Other	4,704	1,000	(3,704)
Course Irrigation	648	1,986	1,338
Course Fuel	6,037	2,000	(4,037)
	327,097	337,827	10,730

Medical,Dental,Disability, Life Workers Comp. New Plan starts 04/01/26
Timing Total Annual Budget \$125K

Timing
Timing
Porta Potty \$504, Course Software\$678, Roof\$500, Furnace\$2,246, Garage Door\$650
Timing

	03/31/26		
House Expense	ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar	42,936	48,914	5,978
Salaries & Wages - House	53,233	47,384	(5,849)
Employee Insurance	13,262	16,075	2,813
House Service Contracts	44,285	20,000	(24,285)
House R&M	7,597	13,500	5,903
Building Security Systems	1,199	1,125	(74)
House Supplies	7,780	7,500	(280)
	170,292	154,498	(15,794)

Medical,Dental,Disability, Life, Workers Comp
Daily Cleaning, Trash. Snow and Ice Removal, Pest Control, Tap Cleaning
Timing
Fire, Monitoring, Cameras Replacements, Repairs
Includes Cups for Bar

	03/31/26		
Tournament Expense	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	46,962	36,056	(10,906)
Employee Insurance	4,730	4,675	(55)
Association Fees	425	275	(150)
Cities Expense	0	0	0
2 Day Member Guest	0	0	0
Printing Expense	0	0	0
Supplies	0	0	0

R Jenkins return to payroll
Medical,Dental,Disability, Life Workers Comp N Fantasia Budgeted
USGA, MGA, Pro Dues
Men's\$500, Women's250, Caddies and Players Committee Food& Beverage, Police, Ice, Printing, Bar
July
Tournament Schedules
Tees, Ball Markers, Repair Tools, Scorecards

Software Expense		0	0	Foretees, Golf Genius	
		52,117	41,006		
G&A	ACTUAL	BUDGET	VARIANCE		
Bad Debt	900	0	(900)	Two Year Social Member write off in June	
Computer Software	10,664	10,500	(164)	Jonas & TSI Support	
Credit Card Fees	19,546	19,300	(246)	Actual Charges are December CC Charges	
Club Liability Insurance	28,412	26,405	(2,007)	Liability, Liquor, Auto, Directors, Cyber	
BOD Expense	5,465	2,600	(2,865)	\$Veterans Day \$1,000, Member Appreciation \$805,\$593 Meetings, Kids Xmas \$1,455	
Bookkeeping	6,969	7,000	31	Bookkeeping and Audit	
RE Taxes	26,627	26,000	(627)		
Electric	28,058	35,000	6,942		
Gas	11,289	7,500	(3,789)	Budget based on expected large increases in 2025	
Water & Sewer	2,608	1,500	(1,108)		
Telecommunications	10,669	10,000	(669)	Comcast Cable increasing monthly and Phone	
	151,207	145,805	(5,402)		

Mt Pleasant Golf Club

Financial Summary & Notes

March 31, 2026

Accounts Receivable as of 02.28.2026

	1-30	31-60	61-90	90-120	+120
Total AR	343,473	6,530	(747)	(6,245)	(12,773)
	100.00%	1.9%	-0.2%	-1.8%	-3.7%
					103.9%

AR Breakdown

Category	\$ Amount	Percent
1/2 Initiation		#DIV/0!
Members		#DIV/0!
Mem Credit		#DIV/0!
1 Year Social		#DIV/0!
2 Year Social		#DIV/0!
Total	0	#DIV/0!

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	March	March	October	
Cash	2026	2025	2025	
Operating & Payroll	48,617	69,843	(21,602)	
Money Market	410,946	602,052	1,049	
Restricted	415,248	504,565	556,665	
House Banks	1,800	1,800	1,800	
Course Petty Cash	200	200	200	
Total Cash	876,810	1,178,461	538,112	
Receivables				
Members	343,473	339,801	20,408	
Other Receivables	93,473	0	93,473	ERTC
Bad Debt Allowance	-2,530	-2,530	(2,530)	
Net Receivables	434,416	337,271	111,351	
Other Assets				
Inventories	26,020	31,336	26,020	
Prepaid Expenses	49,486	36,782	32,367	RE Taxes 0, Insurance \$11,810, Med Ins \$7,950, Compu
Deposits	0	0	20,675	Computer Upgrade Transferred to Fixed vAssets
Other Current Assets	1,000	1,000	1,000	Liquor License Value
Total Other Assets	76,506	69,118	80,062	
Total Current Assets	1,387,732	1,584,850	729,525	
Fixed Assets				
Land and Land Improvements	136,709	136,709	136,709	
Buildings	548,402	548,402	548,402	
Course Improvements	1,334,587	1,307,900	1,322,387	
Course Equipment	923,543	833,490	1,005,343	
Golf Carts	360,587	163,693	260,587	
Office & EDP Equipment	178,320	125,585	125,585	
Furniture Fixtures & Equip	402,284	385,153	402,284	
Building Improvements	1,689,943	1,665,455	1,681,591	
Less Accumulated Depreciation	(3,211,721)	(3,196,957)	(3,137,348)	
Total Fixed Assets	2,362,654	1,969,430	2,345,540	
TOTAL ASSETS	3,750,386	3,554,280	3,075,065	
LIABILITIES AND EQUITY				
			October	
			2025	
Current Liabilities				
Accounts Payable	91,518	107,972	23,528	
Prepaid Food & Bev	163,003	175,317	21,895	
Prepaid Member Dues	741,792	620,995	725	
Guimet Scholarship	20,550	20,400	0	
Accrued Payroll	19,417	16,145	11,607	2025 does not include Pat Simmons
Leases Payable	423,203	172,202	516,950	Includes 2026 Cart Lease
Line of Credit	0	0	0	
Accrued Other	4,385	3,294	20,309	2026 Accrued Meals Tax and Accrued Audit
Total Current Liabilities	1,463,868	1,116,325	595,614	
Long Term Liabilities				
Long Term Debt	522,344	564,812	540,228	
Bonds Payable	0	0	0	
Total Long Term Liabilities	522,344	564,812	540,228	
Equity				
Retained Earnings Current YR	(172,614)	150,128	223,127	2025 ERTC Money Included
Members Equity	1,936,789	1,723,017	1,716,698	
Total Equity	1,764,174	1,873,143	1,939,823	
TOTAL LIABILITIES & EQUITY	3,750,386	3,554,280	3,075,065	

Mt Pleasant Golf Club
Credit Card Usage FY 202

Credit Cards	%	2026 YTD	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Members Lounge	89%	550,209	37,069	67,998	269,179	110,346	65,616
Function Hall	6%	37,376	4,875	7,353	9,658	5,975	9,515
Carts & Greens Fees	1%	4,340	4,340	0	0	0	0
Pro Shop	4%	25,365	9,721	3,442	831	3,918	7,453
Total All	100%	617,291	56,005	78,794	279,668	120,239	82,585

Credit Card Charges	%	2026 YTD	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Mount Pleasant*	92%	23,398	2,085	2,728	10,340	4,231	4,014
Pro Shop	8%	2,066	903	271	192	276	423
Total All	100%	25,463	2,988	2,998	10,532	4,507	4,437

Rate Fee % Total* 4.13%

Carts & Greens Fees
Carts & Greens Fees

Charges include Credit
Card Processing, Other
Transaction Fees,
Payment Network Fees,
Authorization Fees,
Other Fees,