

**Strawberry Valley Golf Committee  
Minutes of Meeting  
Wednesday January 7, 2009  
Town Hall, Abington, MA**

In Attendance: Mark Chirokas, Chairman, Joseph Cavanaugh, Vice Chairman, Steve Wakelin, Frank Lane and Don Hart

Mr. Chirokas opened the meeting at 7:07pm.

Mr. Chirokas updated the committee on the status of the club house and barn reporting that Mr. Warren agreed to let Mr. Johnson keep his equipment there until the RFP is settled.

Mr. Lane asked if the town heard from companies that pulled the RFP but did not bid.

Mr. Wakelin motioned to accept the minutes of the December meeting, Mr. Cavanaugh seconded the motion and all were in favor.

Mr. Chirokas read a letter from Pinebrook Consulting Company regarding the land acquisition. Mr. Chirokas will call Pinebrook because he feels they looked at the wrong parcel of land. Mr. Wakelin believes the committee should buy the land providing it isn't all wetland. Mr. Chirokas said he would get more information for the next meeting.

***Capital Plan:***

The Capital Plan was tabled for the next meeting.

***Water Assessment:***

Mr. Chirokas handed the committee copies of the water assessment conclusion report from the ESS Group. Mr. Lane said he would scan the color attachments of the report and email them to the committee. The committee disagreed on where the well is located so Mr. Chirokas said he will call the ESS Company to find out exactly where the well is located. Mr. Chirokas asked the committee to accept the ESS Group findings as the final report and said he would send them a thank you letter. Mr. Chirokas reported the ESS Group invoice was \$1,000 under estimate and he will put this money back into the account. Mr. Wakelin motion to accept the report and Mr. Hart seconded motion, all were in favor.

***New/Old Business:***

Mr. Chirokas reported the “No Trespassing” signs are up and the gate is closed. Mr. Cavanaugh suggested spreading hay to protect the greens from being damaged.

Mr. Chirokas asked the committee to convene and go to Executive Session. Mr. Cavanaugh asked to be excused from the Executive Session meeting. Mr. Lane motioned to convene and go into Executive Session, Mr. Wakelin seconded motion and all were in favor.

Mr. Wakelin motioned to close executive session and reconvene monthly meeting. Mr. Lane seconded motion and all were in favor. Note: Mr. Cavanaugh not in attendance.

Mr. Hart motioned to change the RFP under “Minimum Selection Requirement” section to “A Management Firm with key employees experience in the area of Golf Course Management, on public or private golf courses. Key employees of the Proposers must have experience managing and operating a golf course that is open to the public. Mr. Lane seconded motion and all were in favor.

Mr. Chirokas suggested the clubhouse only be allowed to sell Strawberry Valley logo clothing.

Mr. Chirokas asked the committee if they should put” must have coverage at course during November through March” back in the RFP.

Mr. Lane commented he feels Johnson’s Golf Management administrative policies are the reason most of the Strawberry Valley golf members left.

Mr. Wakelin motioned to adjourn the meeting and Mr. Lane seconded motion, all were in favor.

***Action List:***

1. Mr. Chirokas to call Pinebrook regard Land
2. Mr. Lane to scan maps from ESS report and email to committee
3. Mr. Chirokas to call ESS Group and find location of well.
4. Mr. Chirokas to send thank you letter to ESS Group

**Next meeting Wednesday, February 4, 2009 @ 7pm in the Town Hall**

***Executive Session:***

Mr. Chirokas did roll call for attendance; Mr. Wakelin, Commissioner, present, Mr. Lane, present, Mr. Hart., present.

***Note:*** for the record Mr. Cavanaugh has been excused from the meeting.

Mr. Chirokas declared Calm Golf's bid to be non-responsive because they have not managed a golf course for three or more years.

Mr. Chirokas rejected Johnson's Golf Management's bid as non-responsive due to past performance. This decision was based on the following:

1. Part 5 General Conditions, section 11 offer golf pro 40 hours a week.
2. Part 4 General Conditions, section 1 provide coverage at course between November and March dawn to dusk.
3. Part 4 Section 24 provide an annual course report to the committee.