

Bolton Swim & Tennis
Board of Governors
Monday, December 20, 2021
7:00 p.m. via Zoom

Board Members Present

Vanessa Bliss
Michael Booth
John Canale
John McLane
Brett Naylor
Joyce Oliner
Sallye Perrin
Paige Plapas
Katia Pokhodnya
Claudia Sennett
Michelle Smith
Peter Sultan
Sarah Trautvetter
Mike Weiss

Employees Present

Kevin DeBell
Alexa Eckley

Board Members Absent

Rory Flanagan
Karen Graveline
Jay Johnston
Jennifer Labellarte
Jonathan Mogol
Jen Swartout
Bill Wells

- 1) Call to Order
 - a) Michael Booth called the meeting to order.
- 2) Approval of Minutes
 - a) Sallye Perrin moved to approve the minutes of the November 22, 2021, meeting of the Board of Governors. Peter Sultan seconded the motion. The motion passed unanimously.
- 3) Standing Reports
 - a) Membership Update
 - i) Kevin DeBell provided the membership update.
 - b) Facility Update
 - i) Alexa Eckley provided the facility update.
 - (1) Everything is fine at the facility.
 - (2) Staffing will commence in February 2022.
 - c) Budget Update
 - i) Michael Weiss provided the Budget Update.
 - (1) BST has a total of \$102,000 in the money market and checking accounts.
 - (2) Little has changed in BST's finances during the month.
 - (3) BST should end the year with a surplus of approximately \$15,000.
- 4) Committee Reports
 - a) Tennis Committee
 - i) Brett
 - (1) The committee will meet in early 2022 to begin planning for the new tennis season.
 - b) Facilities Committee
 - i) Sallye Perrin provided the Facilities Committee report.

- (1) In consideration of the previously proposed improvements to the facility, a scaled-back version would cost approximately \$60,000. A more precise proposal is under development by the contractor. New pool furniture is estimated to cost about \$10,000.
 - (2) Brett Naylor requested the addition of a new tennis backboard to the proposal.
 - (3) Mike Weiss said the Finance Committee will review methods of financing the improvements. The primary method of doing this is to increase the value of BST stock shares.
 - (a) Sally Perrin asked if the stock price increase could be accomplished without raising dues for 2022. Mike Weiss said this could be done.
 - (b) The Board made numerous recommendations about the different ways in which this action could be implemented.
 - (4) Presentations on the scope of the improvements and the proposed financing approach will be provided at the January 2022 meeting of the Board.
- c) Membership Committee
- i) Peter Sultan provided the Membership Committee report.
 - (1) The committee has drafted a code of conduct for members.
 - (a) This action follows the incident during the 2021 swim season.
 - (b) The committee reviewed similar codes of conduct for other facilities.
 - (c) A draft was sent to the Board earlier today.
 - a. Peter reviewed the contents of the draft with the Board.
 - (d) Sally Perrin asked for clarity in the phrase “to a degree.” She recommended that the phrase be struck.
 - (e) Peter Sultan asked that proposed edits to the document be sent to him and Jennifer Labellarte.
 - (2) The committee considered a proposal to allow members to transfer their BST stock to purchasers of their homes.
 - (a) The proposal is for homeowners to provide the right of first refusal to purchasers of their home.
 - (b) The committee rejected this proposal and will consider developing an emeritus membership.
 - (c) Sally Perrin said that development of an emeritus membership is an interesting concept. She noted that waiting lists are common at similar facilities in and around Baltimore.
 - (d) The committee discussed the need and options for the emeritus membership.
 - (e) Alexa Eckley said she would like to ensure that BST can monitor pool use for new membership categories. She added that other pools in the Baltimore area have waiting lists.
 - (f) The Board discussed the August membership process and policy.
 - (g) Michael Weiss asked Kevin DeBell to provide check-in figures for 2020 and 2021.
 - (h) Sally Perrin moved that BST stock not be allowed to transfer with the sale of member’s property. Peter Sultan seconded the motion.
 - a. Brett Naylor and Katia Pokhodnya asked for the transfer provision to be circulated in writing for the consideration of the Board. Jay Johnston said that the proposal was not written.

- b. Sallye Perrin amended her motion to affirm the current provisions of BST regarding transfer of stock. Michael Weiss seconded the motion.
 - i. The motion passed unanimously.

5) Adjourn

- a) Michael Booth adjourned the meeting.

Next Meeting: January 24, 2022 at 7:00 pm