

RICHTER PARK AUTHORITY  
MINUTES OF MONTHLY MEETING  
June 23, 2009

The regular meeting of the Richter Park Authority was held on Tuesday, June 23, 2009. Chairman Al Mead opened the meeting at 7:00 PM. Members present: Al Mead, Leroy Diggs, Jean DaSilva, Len Cagianello, John Priola, Bob Eberhard, Chris Marano, Felix Bonacci. Mr. Bonacci was asked to sit in for Mr. Eberhard who arrived a few minutes late.

Absent: Frank Russo

Also present: Maria Sanyshyn, general manager and Rob Dorsch, grounds and greens superintendent, and Ralph Salito, golf pro.

**Chairman's report**

- **Public participation**

Walter and Stephen Liston, 6 Fairfield Court, Danbury

Stephen was terminated and he and his father were questioning the justification for termination.

Chris Marano made a motion, seconded by John Priola, to discuss the issue during the executive session of tonight's meeting. Motion passed unanimously.

- **Approve minutes of previous meeting**

Jim Blansfield made a motion, seconded by Len Cagianello, to accept the minutes of the May 19, 2009 special meeting and the regular meeting for the same date, with the correction of the word "caliper" to "caliber". Motion passed unanimously.

- **Comments/reports**

Al Mead asked permission of the general manager and superintendent to address seniors about the use of cart paths.

- **Correspondence**

A letter was received from corporate counsel advising that Mr. Paonessa requesting a copy of the Richter Park Charter and By-laws. He has been instructed to make his request of the Authority. To date, this has not been received.

A letter was received from Baio and Associates regarding the recovery on behalf of Philadelphia Insurance Co of funds paid to the authority for a claim last year. They will be seeking full restitution from the parties deemed by the insurance company to be involved.

### **Financial report**

Total income is \$111,918 over what was budgeted.

Golf course maintenance is \$70,730 under what was budgeted.

Building maintenance and utilities is \$43,267 over what was budgeted. The repair and replacement of AC units contributed to the difference.

Golf administrative operations are \$11,001 over budget. The replacement of the phone system created an unexpected expense.

Bob Eberhard made a motion, seconded by Chris Marano, to accept the treasurer's report and place it on file for audit. Motion passed unanimously.

### **Arts association report**

No report

### **Grounds and greens report-(see attached report)**

### **Richter house report**

Representatives from the firm of Paul B. Bailey, Architect, made a needs assessment presentation relating to the Richter house.

Diagrams and drawings were used to explain how the house could be used as it is and developed into an arts and performance for the future. Three phases of work were identified to achieve these goals.

1. Maintaining the building to continue functioning as it does presently.
2. Making the space on both floors code compliant, handicapped accessible, utilizing all of the available space, and improving the building's energy efficiency.
3. Increasing the arts center's function by constructing a new stage, performing arts and community center, covered walkway, and parking infrastructure.

### **Manager's report-(see attached report)**

### **Old business**

- Danbury Amateur

Approximately 62 players have registered. Mailings have been made to golf pros in the area for posting. Posters have been distributed in various venues. Sponsors are needed.

- Restaurant Lease Committee

Bob Eberhard made a motion, seconded by Len Cagianello, to discuss the lease in executive session. Motion passed unanimously.

John Priola asked about the request that Senator McLaghlan put in writing the restoration of the \$300,000 for the Richter house in the bond. He did so. It was suggested that a letter be written to the governor as to the status of this money and updating her on our progress in formulating a plan of action towards the house. Chris Marano, Leroy Diggs and Maria Sanyshyn will work on this.

### **New business**

- Tennis

John Martino reported on the new USTA program called “quick start” tennis. He will be in charge of four counselors/teachers who have been trained to conduct the program.

Two groups will participate. Children who are 8, 9 or 10 years old and children who are 11 and 12 years old. Special equipment suited to use by young learners will be used.

A five minute recess was initiated before going into executive session.

### **Executive session**

The termination issue was opened as a public discussion. The authority will discuss the issues regarding the termination and come to a decision as to whether it was done properly.

Bob Eberhard made a motion, seconded by Jim Blansfield, to go into executive session for the purpose of discussing the latest proposal made to Café on the Green by the restaurant lease committee. Maria Sanyshyn was invited to participate. The motion passed unanimously and executive session began at 9:32.

Executive session ended at 10:08. Bob Eberhard made a motion, seconded by Chris Marano, that the authority endorse the lease committee’s letter offering new lease conditions with the caveat that upon separating the cost of fuel, Mr. Kydes will pay his cost and the authority will pay its cost. The authority will send another letter giving Mr. Kydes a deadline of July 7. If he doesn’t respond by the given date our offer will be withdrawn and the original lease will stand. Motion passed unanimously.

At the suggestion of Jim Blansfield as chairman of the house committee, a special meeting was scheduled to discuss the pros and cons of the needs assessment presentation. **A special meeting was scheduled for Tuesday, July 14 at 7PM.**

It was suggested by John Priola that, when a guest is invited to make a presentation, that, if feasible, the presentation should be scheduled early in the agenda.

Leroy Diggs reports that the FOrE committee has made significant progress. By-laws are complete. Articles of incorporation are in draft form. It's time to think of people who will be on the FOrE organization. People with salesmanship, resources and organizational skills are needed.

The next regular meeting will be held on Tuesday, July 21, 2009 at 7 PM. Bob Eberhard made a motion, seconded by Leroy Diggs, to adjourn.

Meeting adjourned at 10:19PM

Respectfully submitted

Jean DaSilva

Secretary

**Richter Park Authority Meeting June 23, 2009  
Managers Report**

We have sold passes **in May** as follows:

<b>Type of Pass</b>	<b>'09</b>	<b>'08</b>
ID Renewals	352	329
25 Rounds	1	2
35 Rounds	-	1
50 Rounds	1	1
25 Round Senior	13	12
35 Round Senior	10	9
50 Round Senior	1	0
Junior Resident	2	2
Non Resident Renewal	-	-
Non Resident Limited (50)	-	-
Non Resident Unlimited	-	1
Non Resident Jr.	5	2
Total Revenue from Passes: \$27,175.00		

It is important to note that we have had many fewer residents arriving unprepared for their passes and in most cases they are returning with the proper information. The early spring audit did uncover a few individuals who were able to obtain a resident pass, but were not residents (i.e. same name as parent, etc.)

**Round Summary**

Total rounds for MAY are 5,968 up 102 rounds from last year (vs. 5,866 rounds in '08) Total Rounds through MAY are 11,682. To date we have just under 16,000 rounds.

<b>Category</b>	<b>'09</b>	<b>'08</b>
Resident	1,883	1507
Senior	203	229
Junior Resident	69	48
Non-Resident	1,373	1515
Pass Rounds Resident	684	1305
Pass Rounds Senior	593	
Pass Rounds Junior	66	
Pass Rounds Non Res	137	
Golf Team	256	271
League	182	
Tournament	270	504
Misc (Employee/Comp/EZ)	252	487
<b>TOTAL ROUNDS</b>	<b>5,968</b>	<b>5,866</b>

**Note:** We did not track TYPE of pass round in 2008 so we will only have comparative data based upon the TOTAL pass rounds in 2009.

**Cost Cutting Measures**

Rob and I continue to monitor the P&L closely. We have discussed reducing staff costs and eliminating shifts on both the Turf Crew and Outside Operations Crew.

**Air Conditioning in Grille Room**

The only unit that worked in the building received a power surge. It was replaced within 48 hours and is fully operational.

**Telephone System**

We have installed a new phone system due to water damage created by a Comcast cabling job order by Café on the Green. We expect to recover \$7,000 of the \$9,000 cost.

**Grant Writer**

We have made contact with a grant writer willing to help us with the grant available for the Richter House