TOWN OF BLOOMFIELD - GOLF COMMITTEE

There was a regular meeting of the above-mentioned committee held on **Wednesday, May 27, 2026, at 6:00 p.m.**

Call to Order and Roll Call

The meeting was called to order at 6:00 PM by Chairperson Bradley Klein.

Members Present:

- Bradley Klein (Chairperson), Lynette Eastman (Vice Chairperson), John Coleman, Robert Berman, Frank Merblum

Staff Present:

- David Melesko, Staff Liaison, Ciaran Carr (General Manager), Dennis Petruzzelli (Golf Course Superintendent), Alex McGann, Chris Strand

A quorum was present.

Approval of Minutes

The minutes from the previous meeting (March 2026) were reviewed and approved unanimously.

Wintonbury Hills Golf Course Update – Ciaran Carr (General Manager)

Mr. Carr provided the April financial and operational report:

- **Rounds:** Slightly down (73 rounds less than April 2025), in line with expectations after a record prior year.
- **Revenue:** Increased by approximately $28,000–$38,000 compared to the previous year despite fewer rounds, indicating stronger revenue per round and less wear on the course.
- **Expenses:** Over budget by ~$11,000–$12,000, primarily due to higher range ball costs from switching vendors to a premium product.
- **Cash Position:** Approximately $1.3 million; expected to grow in coming months.
- **Operations:** The pub is fully open with a new menu receiving positive feedback. Event bookings are strong (28 remaining), including the DraftKings Invitational. All leagues are active. Staffing is nearly complete.
- **Notable Events:** Successful CSGA event on May 29th. Dennis Petruzzelli completed attractive plantings around the clubhouse.

- **Maintenance Issues:** Air conditioning repair in the pub completed quickly. A bear knocked over oil drums and damaged a fence (resolved by staff). The range machine experienced recurring issues but is now operational after repairs and added spare fuses.

The committee discussed range machine reliability, vendor support challenges, and high range usage, especially during junior events.

Golf Course Report – Dennis Petruzzelli (Superintendent)

Mr. Petruzzelli reported on course conditions and maintenance:

- Weather: April was 2° warmer and significantly drier than normal (4 inches below year-to-date rainfall). Dry spring conditions are favorable for root development.
- Completed work: Course cleanup, mowing, sanding of greens and tees, fairway/approach aeration, sand trap preparation, pre-emergent weed/grub control, and initial fertilizing.
- Weed control results have been excellent with minimal spot treatment needed.
- Sodding on hole 15 (tree removal area) progressing well; additional areas will be addressed as staffing allows.
- Irrigation and transfer pump are operational.
- Staffing: Recent hires have brought the crew close to full complement.

The committee discussed sod sources (Winding Brook Turf), labor intensity of sod work, and budget constraints on large-scale sodding.

Marketing Update – Troon

- Monthly newsletters continue to be distributed through town channels.
- Challenges with Instagram account access are being resolved to allow more localized content.
- Proposal to add a low-cost, hourly sales/marketing associate (either relocating Troon staff or new hire) to focus on corporate events, partnerships, and social media. This is expected to have minimal budget impact while boosting higher-yield revenue.

The committee noted the strong tee sheet and overall demand, with occasional difficulty for solos.

Old Business: Bunker Project

Discussion on the bunker renovation project (including tee box additions), budgeted at ~$450,000 for FY2028. The project can be self-funded.

- Scope of work and RFP process to be advanced.

- Target: Bid package by end of August 2026 for fall 2027 construction.
- Design provided by Troon's Ron Spain; no additional design fees.
- Committee emphasized the need for timely bidding to secure qualified contractors.

New Business: FY2027 Capital Improvement Plan (CIP) Budget

The 5-year Capital Improvement Plan was presented and discussed in detail:

Key FY2027 Items:

- Tree removal and cart path repairs
- Three fairway mowers (~$275,000)
- Clubhouse, cart barn, and maintenance facility roof replacements ($175,000 placeholder; potential significant insurance contribution)
- Bridge repairs (phased approach being explored to control costs)
- Irrigation system consultant/design (placeholder $60,000)

Irrigation System: Long-term replacement estimated at ~$3 million. Hiring a consultant this year for full design and phasing recommendations was strongly supported.

Discussion Topics:

- Self-funding capability for most items.
- Potential bonding for irrigation (estimated $200K–$225K annual debt service).
- Strategies for grant funding and community outreach.
- Importance of demonstrating the course's self-sufficiency and community benefit.

Motion: To approve the FY2027 Capital Improvement Plan as presented. **Vote:** Unanimous approval.

Ongoing Projects

Covered under CIP discussion (bunkers, roofs, bridges, irrigation).

Public Comments

A public commenter (via Zoom) praised the outstanding condition of the golf course, describing it as "championship-style," and complimented the food at the Tap-In pub.

Adjournment

The meeting was adjourned at approximately 6:58 PM.

Next Meeting: Wednesday, June 24, 2026.