TOWN OF BLOOMFIELD - GOLF COMMITTEE

There was a regular meeting of the above-mentioned committee held on **Wednesday, August 26, 2026, at 6:00 pm**

Call to Order and Roll Call The meeting was called to order by Chairperson Bradley Klein.

- **Members Present:** Bradley Klein (Chairperson), Lynette Easmon (Vice Chairperson), Jonathan Colman, Robert Berman, Frank Merblum
- **Staff Present:** David Melesko (Staff Liaison), Ciaran Carr (General Manager), Dennis Petruzzelli (Golf Course Superintendent), Alex McGann, Chris Strand, Dave Albertson

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

Mr. Carr presented the year-end financial review (FY2026 ending June 30) and July financial update:

- **June & Year-End FY2026 Results:** June was strong with 5,400 rounds and $516,000 in revenue, generating an NOI of $193,000 (beating the $144,000 budget). Full fiscal year revenue reached over $2.9M ($266,000 over budget). Total cash stood at over $1.7M at year-end ($1.78M at the end of July). F&B sales were up $43,000 (driven primarily by alcohol/beer sales), and outing rounds were up by over 2,000. GOP was $110,000 over budget. Minimum wage increases (rising to $17.50 in January) remain an area of focus for upcoming labor costs.
- **July Update:** July experienced significant weather challenges, marking the 7th wettest month in Connecticut history with smoke and extreme heat days. Rounds were down 831 compared to the prior year, resulting in missing gross operating profit budget by $32,000.
- **Maintenance & Facilities:** Repairs to 24-year-old original infrastructure continue, including air conditioning, kitchen equipment (ovens/grills), and ongoing repairs to the dry sprinkler piping system in the cart barn.
- **Financial Outlook:** Despite weather impacts, the calendar year NOI remains approximately $120,000 over budget. Operations will adjust dynamically to hit targets heading into September/October.

Golf Course Report - Dennis Petruzzelli (Superintendent)

Mr. Petruzzelli reported on course conditions and agronomic maintenance:

- **Weather & Water Conditions:** Dry conditions persisted through June (10 inches below average rainfall from November through June).
- **Greens & Bicarbonate Issue:** Elevated salt/bicarbonate levels in the irrigation water, exacerbated by lack of rainfall, reacted with soil calcium/magnesium to seal off the soil profile, creating random dry patches and turf dieback on the greens.
- **Remediation Plan:** Implemented high-rate humic acid treatments and wetting agents to neutralize bicarbonates, resulting in 60%–70% recovery. A monthly maintenance application will continue. Long-term water quality improvement includes plans to install an air-infusion aeration system in the Hole #7 pond.
- **Agronomic Balancing:** Turf care was shifted to growing grass, seeding, and cautious management. The team is balancing recovery with preparation to firm and speed up greens ahead of the upcoming Connecticut PGA event.
- **Aeration & Thatch Discussion:** The committee discussed USGA green lifespans (20–30 years), percolation rates, and thatch buildup. The full core aeration remains scheduled for mid-October (following the final Men's Cup event).

Bunker Renovation Project and Fairway Mowers

- **Bunker Renovation Project RFP:** The committee reviewed the bid timeline and Request for Proposals (RFP) for the upcoming bunker renovation project. Discussions focused on finalizing the scope of work and ensuring the RFP package is issued promptly to secure qualified contractors for target construction.
- **Fairway Mowers RFP:** In accordance with the Capital Improvement Plan, the committee discussed moving forward with the RFP process for purchasing three new fairway mowers. Staff noted that replacing older equipment will reduce ongoing repair and maintenance costs.

Public Comments

- No public comments were recorded.

Adjournment

The meeting was adjourned.

- **Next Meeting:** Scheduled for Wednesday, September 23, 2026