



Highwood Bocce Club

General Member Meeting Minutes

Date: February 8, 2015

I. **Meeting called to order at 3:12 PM**

II. **Roll Call**

- A. Present - President Innocenzi, Vice President Grandi, Treasurer Maiorana, Secretary Holleman, Trustees: Amidei, Hauer, Picchiotti, Santi (arrived about 30 minutes into meeting), Serafini
- B. Absent - N/A

III. **In Memorium**

- A. Lenny requested a moment of silence in remembrance of Virgilio Facchini, Romano Bacci, Albert Ori, John Vignocchi

IV. **Reading and Approval of Minutes** *(summary and approval of minutes from the previous meeting)...*

- A. Minutes from October 12, 2014 General Member Meeting were read and approved by the membership

V. **Treasurer's Report**

Total cash on hand at end of year 2014 was \$167k - compared to \$147k at end of 2013.

Our cash position is healthy. In addition to increasing our cash balance, we were able to make expenditures on new equipment and furnishings.

Revenue for parties, special events, tournaments and bar in 2014 was \$211k. Our gross profit on these activities was \$60k after considering costs for food, bar, kitchen staff and supplies.

Costs to run the club (facility related and insurance, fees, licenses etc) in 2014 was \$75k. 2013 costs were \$72k so we were able to keep our costs consistent with the past year. Our membership revenue received for dues was \$42k in 2014. Thus, we are not able to cover club costs by members dues alone, and we rely on event activities to cover some of our costs.

VI. **Committee Updates**

A. **Facilities (Vic)**

- 1. Efforts are focused on ongoing maintenance which have included the following in recent weeks (a) new window well cover; (b) change fixture in janitors room; (c) dishwasher repair

B. **Kitchen and Banquets (Lenny)**

- 1. Lenny expressed his and the Board's appreciate to the cooks and Michelle Cinque who are all doing a fantastic job
- 2. Last January and beginning of February have been very busy for private parties and bookings as we had bookings for about 4 out of 5 Saturday nights in addition to hosting 4 pasta frita nights, and 3 funerals.
- 3. Lenny clarified that the Club facilities are used by members only for events.

C. **Bar (Alex)**



Highwood Bocce Club

General Member Meeting Minutes

Date: February 8, 2015

1. Alex thanked the volunteer bartenders

D. Membership (Susan)

1. Jan 31st was due date for fees
2. As of 2/8, we have 365 members (261 single, 45 couples, 22 seniors and 2 juniors). We already have 40 new members as of this year, and last year we had 90 new members in total.
3. New Member Welcome will be held on Sunday 3/1
4. If you have recently changed your address or email, Send any updates to highwoodbocceclub@gmail..com
5. If you paid cash, receipts are on bulletin board. For others, your receipts are from your credit card statements or check copies.
6. No membership card provided this year as it was no longer deemed necessary by the Board. Member names listed on the board.
7. Joe Ori expressed his desire and other members to have a card. Board agreed to review this decision based upon this member input.
8. Susan indicated there has been physical fights as well as verbal harassment and language directed at others that should not be tolerated at the Club. The bylaws allows for the suspension or expulsion of members in the event of harassment and poor behavior.read Article I Section E of the Club bylaws indicating the Board has authority to suspend or expel members in the event of harassment and poor behavior. Suggestions were made by members to make the language in the bylaws more specific to this type of behavior and were in support of member suspension or expulsion after a hearing.

E. Tournaments & Courts (Jack)

1. 5 events coming up between now and Sept – 2 out of state
 - a) 2/22 11th Annual Players Invitational 4 man tournament
 - b) April 11-12 will be the 2 Person Tournament
 - c) May 23-24 will be the Mario Mass 4 Person tournament
 - d) the week of June 22 will be the Boston National Bocce Championship
 - e) TBD in September will be the Women's Midwest Tournament in Kansas City
2. Men's team won 8th annual Aldo Della Croce Open Tournament against 16 teams
3. Member Leo Giannotti was appointed VP Midwest Sector Representative of the US Bocce Federation, Jack Grandi will aslo be a delegate representative

F. Special Events (Judy)

1. St. Patrick's Day party on 3/7. Flyer coming out later in the week.
2. Refer to the 2015 Calendar of Events for more information on 2015 Special Events

G. Marketing and Communications (Tom)

1. February 2015 newsletter just published



Highwood Bocce Club

General Member Meeting Minutes

Date: February 8, 2015

2. Revamping Club website is one of next priorities

VII. Highwood Development Update

A. Tom provided the following update

1. What Do We Know About the City's Plans to Develop the Downtown?

- a) The City of Highwood has a comprehensive Land Use Development Framework/Plan that focuses on short and long-term development opportunities in the downtown district. This plan includes an objective to "open up the Metra station area and make it a more inviting place in Downtown Highwood".
- b) To further explore the development options for the Metra station area including the property leased by the HBC, the City entered into an agreement that gave the Gart Partners exclusive rights to the planning for development that includes this property.
- c) Phase 1 of the Gart Partners plan is a proposed mixed-use (combination of commercial and residential units) development. The proposed plan would fall within the following boundaries: from and including the Bocce Court on the North West corner, Teddy O'Briens on the North East, The Curry Hut in the South East and the Highwood Train Station on the South West.
- d) The Gart Partners have been actively negotiating with the land owners in order to secure the necessary property. After months of negotiations, two of the four landlords have agreed on price and principle but none have signed a contract. The Gart Partners have asked for a 6 month extension to their agreement with the City in order to continue the negotiations with the land owners.
- e) The Highwood Bocce Club has a 50 year lease agreement with the City of Highwood for the property it resides on that began in 2009.

2. What Are We Doing In Response?

- a) Formed a task force to investigate and monitor the plan proposed by the Gart Partners and maintain an active dialogue with the City of Highwood. Members of the task force are Jack Grandi, Dale Galassie, and Pal Picchietti. This task force has met with the City of Highwood and the developer and continues to stay informed and involved.
- b) Consulted with 3 attorneys to explore the strength of our lease with the City and understand the legal rights and leverage the lease provides to us in the event the City wants to proceed with development of the HBC leased property.
- c) Seeking a meeting with the mayor to confirm his and the City Council's intentions for and commitment to the HBC.

3. What Is Our Current Assessment of the Situation?



Highwood Bocce Club

General Member Meeting Minutes

Date: February 8, 2015

- a) We are in full compliance with the terms of our lease with the City. As such, the City has no apparent grounds to terminate our contract without our consent. Without this consent, we do not see a viable option for the development to proceed. This has been confirmed through attorney consultation.
- b) From informal discussions with some members of the City Council, we believe the City appreciates the importance of the HBC to the City of Highwood and maintains a strong commitment to its existence in Highwood.
- c) The Gart Partners development plan is still in early concept phase and has yet to secure the full support of the Highwood City Council. Even if the City Council does agree to move forward, many obstacles will still need to be overcome for it to succeed.
- d) Even if the Gart Partners current development plan does not move forward, development of this property is a component of the City of Highwood's long-term development plan. We need to be prepared for the likelihood the City will continue to explore options to do so.

VIII. **Open Call for Additional New Business Items**

- A. Questions from membership were raised about the club hours

IX. **President's Comments**

- A. Lenny thanked the board for a great year and emphasized to the membership the Board tries to do the best thing for the membership in all their decisions
- B. Also thanked all the volunteers that help on a regular basis including individuals that set up the tables and banquet room for parties, volunteer bartenders, organizers of the tournaments, league presidents, Adam Amidei for photographs, and the past Presidents.

X. **Meeting adjourned at 4:31 PM**