



Highwood Bocce Club

General Membership Meeting Minutes

Date: April 26, 2015

I. Call to Order (Innocenzi)

A. Meeting called to order at 3:08 PM

II. Roll Call (Holleman)

A. Present: Innocenzi, Maiorano, Holleman, Amidei, Hauer, Picchietti, Serafini

B. Absent: Grandi, Santi

III. Treasurer's Report (Maiorano)

ASSETS	March 31, 2015	March 31, 2014
Total Checkings/Savings	\$204,966.98	\$167,574.78
Total Fixed Assets	\$364,853.09	\$361,038.00
Grand Total	\$569,820.07	\$528,612.78

INCOME	1Q 2015	1Q 2014
Net Income	\$11,967	\$7,987
Membership Income	\$26,317	\$17,164
Net Total Income for Club	\$38,284	\$25,151*

** Some 2014 membership \$s were counted in 2013 income, so this number is artificially low and not a good number for comparison purposes*

Paolo Giannetti moved to approve the Treasurer's report. Ermano Amidei seconded. Membership approved.

IV. Introduction of 2015 New Members (Hauer)

A. All new members were invited to attend today's meeting.

B. New member Henri Goudsmit was introduced

V. Highwood Development Update (Holleman)

A. Current Status of Development

1. revision of the conceptual drawings - 6 to 5.5 stories, more setback from Sheridan Road, and a redesign of the facade of the building
2. 6 month extension of the MOU/agreement with the Gart Partners
3. negotiation with the landowners continues

B. What's Happened Since We Last Met

1. completion of the original committee formed to perform some initial discovery and ensure the Club became engaged in the overall process
 - a) thanks to Dale Galassie, Pal Picchietti, and Jack Grandi



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2. continued attendance at all city council meetings that have had the development on the agenda by both the board and membership - thank you to those who have attended
 3. officially retained attorney Joe Morrison who has extensive experience with these types of situations between local governments and landowners
 4. members of the Board along with our attorney met with the Mayor and City Manager so they could explain their position on the Club's place in this development plan
 - a) in this session they were clear that for the development to succeed, the Bocce Club would need to be relocated
 - b) but also they they would not force us to move - but they did ask us to work with them to see if they could come up with a relocation proposal our membership could support
 5. formed a committee...to lead us through the discussions and negotiations with the City and protect the interests of the Club. The members of the committee are:
 - a) Board members Jack Grandi, Emilio Santi and Tom Holleman
 - b) Additionally we called upon some of our members who we felt had the experience and skills but also different histories and perspectives on the Club that really fit with what the committee needed to do
 - (1) Angelo Biondi - architect
 - (2) Larry Divito - developer
 - (3) Michael Teich - attorney
 - (4) Marzio Piagentini - former labor union President
 6. The committee and the City/developers met for the first time a week and a half ago
- C. In summary, here is where we stand:
1. Independent of the Club itself, there is still much that needs to fall into place for this development to ever become a reality
 2. But, working with the Club is on top on the City's list
 3. We are very early in our discussions with them
 4. We have the right people at the table to look after the best interests of the Club
 5. We have made a few things very clear
 - a) We do not want to move
 - b) We do not have to move
 - (1) strong 50 year lease, with 46 years left
 - (2) the city has told us they will not force us to move
 - (3) the developer has told us they will not try and build around us as its not economically viable for them to do so



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- c) We are willing to listen. But only with certain assumptions in mind. For us to even entertain the possibility of relocating, any relocation must have:
 - (1) the new facility must be an improvement from what we have today
 - (2) the courts must be done by the same Italian firm that built our current courts
 - (3) the ability for the Club to own the property we relocate to must be on the table
 - (4) the new building must be built before we move out of this one
- d) This is not the committee's or the board's decision. It is the membership's. And any decision must be made by the vote of the membership. Its the committee's job to determine if there's even a reasonable option to put in front of the membership, and to negotiate the best option possible. And we aren't going to rush that process.
- e) We will continue to keep membership informed along the way.

VI. Committee Updates (Committee Chairs)

- A. Facilities (Picchietti)
 - 1. Facilities remain in great shape with ongoing maintenance and repair occurring as needed
- B. Kitchen (Innocenzi)
 - 1. All kitchen staff continues to work hard and provide excellent service and world class Italian food for our guests
- C. Bar (Serafini)
 - 1. Our bartenders continue to serve drinks with a smile and are doing a great job
- D. Membership (Hauer)
 - 1. 406 members currently with approximately 70 new members
 - 2. Hauer mentioned if anyone had not gotten their membership cards they could get them after the meeting or from anyone on the Administration at any time
 - 3. There was a question about whether we know the age of our new members. Holleman indicated we had begun to collect ages of our members current and new but had not gotten to point where we had any analysis on average new member ages. Median age of all membership as of a couple of months ago was approximately 62.
- E. Courts and Tournaments (Grandi)
 - 1. 2-Person Tournament held on April 11-12
 - 2. Mario Massa Tournament coming up on June 5-7
- F. Special Events (Amidei)
 - 1. Amidei mentioned approximately 100 people attended the Polenta and Coteghini Dinner the previous evening



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2. Amidei mentioned the upcoming events. Check the calendar on the website for a full listing of dates.
 - a) 5/9 - Members Dinner Dance: this is a prepay event, talk to Judy if you want to attend
 - b) 6/28 - Fish Fry (new date)
 - c) 8/2 - Members Picnic
 - d) 8/29 - Members Dinner Dance
 - e) 9/13 - Club Pig Roast

G. Marketing and Communications (Holleman)

1. New website in place. It will be easier to maintain and includes additional information about club hours and information on parties that close portions of the Club

VII. Other Updates and Announcements

A. Update on bylaw revisions (Holleman)

1. Secretary Holleman indicated we have a updated version of the bylaws. They will be posted prior at the Club for review and then will be voted upon at the July general membership meeting
2. Holleman read to the membership the amended version on membership conduct as follows.

All members and their guests will abide by the Club rules and the Bylaws of the Highwood Bocce Club. Members are responsible for the behavior and actions of their guests. The conduct of all members and their guests shall be in the best interest and welfare of all members, administration, guests, and staff while on the Highwood Bocce Club's property.

Misconduct shall include but not be limited to:

1. *Any action causing physical damage to the Club and its property*
2. *Inappropriate or abusive language or physical actions which directly attack a person and/or group*
3. *Default in payment of dues, initiation fees, or any other money owed to the Club*

The Board of Trustees may undertake the following steps to address such misconduct:

1. *A written letter to the member will mandate their presence at the next Board meeting for review of any conduct violations*
2. *After the aforementioned review, the Board of Trustees may choose by affirmative vote of the majority of the members to do any of the following.*



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- If the review determines the member is not at fault, no action will be taken*
- Formal warning to the member with a repeat violation resulting in either membership suspension or termination*
- Immediate suspension or termination of membership*

B. Elections in November (Innocenzi)

1. President Innocenzi reminded membership that this is an election year for the Club and that many of the current Administration would not be returning. He encouraged members to consider volunteering to support the Club by running for a position on the Administration in November.

VIII. Open Call for Additional New Business Items (Innocenzi)

- A. President Innocenzi discussed that no one is allowed to bring their own alcohol into the Club. We do not have the license for it and therefore its in violation of both the law and our lease with the City.
- B. No additional items were brought forth

IX. Meeting was adjourned at 3:52 PM