Tashua Knolls Golf Course Commission Meeting

Agenda

Date: September 28th, 2026

Time: 7:30 p.m.

Place: Tashua Knolls Golf Course Clubhouse

Members Attending: Joe Gaudiano (Chairman), Nathan Moyer(Vice Chairman) Peter Caligiure, Tony Ciccaglione, Mary Ellen Patzuk, Joel Satin, Shelly Dowling, Joe Imperio & Bobby Brown

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1. **Meeting called to order at 7:32 p.m.**
2. **Review and approval of prior minutes by Regina Evans and Mary Ellen Patzuk – Approved Unanimously**
3. **Audience Participation -none**
4. **Director of Golf Properties/Green Committee – Joe Imperio/Shelly Dowling (see report attached)**
5. **Director of Golf Properties – Bobby Brown (see report attached)**
   a. **House Committee – Tony Ciccaglione (see report attached)**
   b. **Concessionaire – Domenick Faustini (not in attendance)**

c. Finance Committee – to be sworn in for next meeting
d. Personnel – Shelly Dowling
e. Customer Service – Regina Evans
f. Golf Engagement

6. Correspondence - none
7. Old Business – See report attached
8. New Business – See minutes attached
9. Adjournment at 8:35 p.m.

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MINUTES OF THE MEETING FOR TASHUA KNOLLS GOLF COMMISSION ON SEPTEMBER 28, 2026

Key updates

- **Course Maintenance Program**: Joe reported that aeration is scheduled for October 5–6, with additional work planned on the Glen course afterward. Tee areas have been verticut and overseeded, rough aeration and overseeding will begin shortly, and further turf recovery work is planned throughout the fall season.
- **Walking Path and Storm Recovery**: Joe explained that materials for the path behind the 3rd green toward 14 have been ordered, but installation was delayed by storm cleanup priorities. The course received approximately 2.5 inches of rain during the recent weather event and remains about 12 inches above average annual rainfall, making cleanup and recovery the immediate focus.
- **Course Condition Improvements**: Joe reviewed efforts to repair saturated fairway areas, including raising low depressions on the 15th fairway and planning similar remediation elsewhere. Increased mowing and rolling frequency have resumed following summer stress conditions, with greens speeds improving as maintenance intensifies.
- **Course Infrastructure Concerns**: Members raised drainage and exposed gravel issues near the 7th hole. Joe confirmed the area will be evaluated and may be incorporated into ongoing aeration and overseeding projects to improve playability by spring.
- **Facilities and Grounds Operations**: Joe reported minimal storm damage, with only two trees lost and no significant building impacts. Cleanup efforts will continue throughout the week, and seasonal staffing levels will gradually decline as temporary employees return to school.
- **Course Amenities and Markers**: Joe and others discussed replacing tee markers with larger, more durable designs modeled after examples seen at other facilities. The next step is obtaining supplier information and reviewing potential design templates and pricing.
- **Restroom Maintenance and Responsiveness**: Joe detailed corrective actions on restroom fixtures, including repairs to flush sensors, faucet mechanisms, and dispensers. Members commended the maintenance team's responsiveness, frequently resolving reported issues within a day or less.
- **Practice Range Improvements**: Discussion focused on muddy conditions behind the driving range mats. Bobby and Joe reviewed paving and turf options, agreeing to continue evaluating improvements as part of future paving projects, potentially during the next paving cycle.
- **Revenue and Weather Impact**: Bobby reported substantial weather-related revenue losses, including the loss of four of the last five Sundays and an estimated impact of roughly $100,000. August revenue declined from

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approximately $532,000 in 2025 to $487,000 in 2026, while September revenue also trailed the prior year due to course closures and poor conditions.

- **Tournament Performance**: Bobby reviewed recent tournament activity, noting successful events such as the HBRA outing with 170 players. Some events were lost or rescheduled because of weather, including the Tasho Cup moving to October 17 and cancellation of a 64-player outing that may return twice next year.
- **Future Tee Time and Outing Strategy**: Bobby and members discussed balancing resident access, tournament scheduling, and demand management. The group agreed to revisit tee time policies, resident booking privileges, and outing strategy during the winter planning season.
- **Budget Planning Process**: The commission began preparation for the next budget cycle. Joe requested that committees submit project requests, while Bobby and others discussed rebuilding reporting tools and generating updated financial reports to support planning and monitor performance against budget expectations.
- **Financial Position Review**: Members discussed weather-driven budget shortfalls estimated at about $70,000 compared with projections but emphasized that performance remains favorable compared with historical averages. The consensus was that operational adjustments rather than emergency funding measures will likely address current conditions.
- **Recognition from Women's Golf Association**: The commission reviewed a letter from representatives of a regional women's golf association praising course conditions, event support, and staff performance. The correspondence highlighted the facility's reputation as a preferred host site among participating courses.
- **Solar Project Completion**: Tony reported that the solar installation is operational and generating electricity. The group will monitor production performance and expects a $46,000 state rebate after six months of operation, requiring follow-up to ensure funds are allocated appropriately.
- **Facility Maintenance Projects**: Tony provided updates on the maintenance barn, drainage issues, boiler replacement planning, lighting needs, and efforts to obtain bids for removing part of the Nicholas Center storage structure. Additional attention will be given to clubhouse entry door repairs and utility infrastructure issues.
- **Restaurant Tenant Facility Changes**: Members discussed an air-conditioning unit installed by the clubhouse tenant without prior approval. The group agreed to review contractual obligations, document the modification, and determine whether formal communication is required.
- **Food Pantry Fundraiser**: Regina reported strong support for the food donation drive from golf associations and participants. The group approved expanding collection efforts by placing an additional donation box at Town Hall while directing monetary contributions to official organization channels.
- **Employee Appreciation Event**: Regina, Bobby, and Joe discussed holding an employee appreciation dinner at a local restaurant and using available anniversary funds to provide gifts or gift cards to staff. The group agreed to

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develop logistics, select a date, and ensure all eligible employees are recognized.

- **Golfer Engagement and Communications**: The commission reviewed the latest newsletter, which highlights staff members, golf programs, and club accomplishments. Members supported continuing employee spotlights and recognition features to strengthen engagement with golfers and the broader community.
- **High School Golf Success**: Members noted recent achievements by the local high school golf team, including a tie for first place in a major competition and a new school scoring record. The accomplishments were cited as evidence of the positive impact of youth golf development programs associated with the course.
- **Upcoming Budget and Personnel Actions**: The meeting concluded with reminders about the upcoming budget cycle, submission of capital project requests, circulation of financial reports, and follow-up on an open position posting. The commission emphasized careful spending decisions in light of lower-than-expected revenues.

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Greens and Grounds Report
September 21, 2026

- Greens aeration is scheduled for October 5 & 6. Glen to follow a week or two later. New 648s aerator has been delivered and will be ready for our fall aeration.
- Tees have been verticut and overseeded. This will be done one more time before the end of the season.
- Rough aeration will begin shortly followed by overseeding any bare areas.
- Material will be ordered this week for the walking path behind 3 green leading to 4 tee.
- Mowing and rolling frequency has increased with the stressful summer months behind us. Heights have been lowered as well.
- Rainfall is 12" above the average for this time of year.
- 15 fairway. Low areas are being raised and resodded. Once complete we will repair any other low areas throughout the course.
- Seasonal staff is down as most of our summer help has returned to school. Remaining seasonal staff will work until early November.
- Course cleanup from this weekend's storm will be our focus this week. We have lost 2 trees and numerous large limbs. Total rainfall from the storm was 2.5 inches.

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TASHUA KNOLLS GOLF COMMISSION

SPECIAL PROJECTS/HOUSE COMMITTEE

MONDAY, SEPTEMBER 21, 2026

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Topics For Discussion

Solar project with UI fully approved and inspected. All Operation. Generating power for the CC.

Maintenance Barn bid completed. Reviewed bids. Work started on the contract 8/19/26. Permit delay.

New Boiler in Clubhouse required. Waiting on budget pricing from Main Enterprise. Received 50k

Shed next to Mikulus Center Doors are complete. Bids received upgrade. New decision to demo 10/25/26

Need the UI plan for High Voltage Cables. Delivered sample to UI on 7/13/26 Awaiting Plan

Need additional lamps to be replaced in the Maintenance Barn.

Repair Pro Shop Doors – Working with Industrial Co. Waiting on lead time for material.

Tashua Knolls Golf Course

Director of Golf Report
September 2026

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Operations Update

- Rain continues to impact our season. We have lost the last 4 out 5 Sundays. This weekend with the Nor'easter we were completely closed Saturday, Sunday and Monday. (Sept 26-28)
- Revenue August 2026 $487,391 vs. August 2025 $532,786 (-$45,395)
- Revenue September to date $320,759 vs. September 27, 2025 $346,350 (-$25,591)

Tournaments

- August 31st - Southern Women's Golf 93 players
- September 13th- Men's Tashua Cup cancelled due to rain. Move to Sat October 17th
- September 14th - HBRA Event 174 players Knolls & Glen
- September 21st - Boys Scout Outing 32 players
- September 26 & 27 - Member Guest cancelled due to rain
- September 28th - Bridgeport Board of Realtors- Cancelled due to rain and moved to June 28, 2027

Golf Shop Credits

- Please use all your golf shop credits by December 15th, 2026

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