

VILLAGE OF NORTH PALM BEACH

GOLF ADVISORY BOARD

MINUTES of January 23, 2017

I. CALL TO ORDER

A. The meeting was called to order by Vice-Chairman Stephen Mathison at 6:00

p.m.

II. ROLL CALL

A. Present:

Absent:

Stephen Mathison - Vice Chairman

Lois Gruen – Member

Curtis Witters – Member

Richard Aldred – Member

X

David Talley – First Alternate

Jeff Irish – Second Alternate

Rich Pizzolato

B. Staff Members Present:

Samia Janjua, Interim Village Manager

Casey Mitchell, Director of Golf

C. Council Members Present:

David Norris, Mayor

Darryl Aubrey, President Pro Tem

D. Public Present:

Lou Piccioli

Jerry Pierman

Lenore Dingle

III. APPROVAL OF MEETING MINUTES

A. Minutes of the December 19, 2016 GAB Meeting were approved 5-0.

IV. ADMINISTRATIVE REPORTS

A. Village Manager. The Village Manager's Report dated January 11, 2017, was delivered by Samia Janjua, Interim Village Manager. A copy is attached.

B. Golf Report. Casey Mitchell, Director of Golf, delivered her report. A copy is attached.

V. DISCUSSION TOPICS

The letter of January 16, 2017, from Chris Corcoran of Nicklaus Design, to Mayor David Norris was presented by Casey Mitchell and the suggested improvements to the golf course were discussed. A copy of the letter is attached.

Mayor Norris told the Board that the Village Council is still considering the scope of the plan for the new clubhouse and the financing of the project. The target date for opening the new clubhouse remains late 2018.

The Village Council will conduct a workshop at its next regular meeting to be held January 26, 2017 at 7:30 p.m.

Casey Mitchell presented several options for a brick to be placed in the clubhouse walkway to honor our longtime Chairman of the Board, James Bender who died in December. The Board selected one of the bricks proposed by Ms. Mitchell.

The Golf Advisory Board will consider election of new officers at its next meeting.

VI. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

The next meeting will be February 22, 2017 at 6:00 p.m.

Minutes by Curtis L. Witters, Secretary.



# MEMORANDUM

Samia Janjua  
Interim Village Manager  
(561) 904-2122 ~ FAX (561) 848-3344  
E-MAIL: [sjanjua@village-npb.org](mailto:sjanjua@village-npb.org)

*The Village of*  
NORTH PALM BEACH  
501 U.S. Highway #1  
North Palm Beach, Florida 33408

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**DATE:** January 11, 2017  
**TO:** North Palm Beach Golf Advisory Board  
**FROM:** Samia Janjua, Interim Village Manager  
**SUBJECT:** North Palm Beach Country Club – Monthly Golf Financials / December 2016

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The North Palm Beach Country Club “Monthly Golf Financials” are broken into three primary categories, Memberships, Greens Fees, and Cart Rentals. The attached reports capture up to date statistical data for all three categories. Additionally, the Clubs’ Revenue over Expense report has been included for your review.

- The Unrestricted Fund balance as of September 30, 2015 is \$544,525. *(Note: The actual balance for FY16 will be available upon completion of the Village’s annual audit in early 2017).*
- 185 Memberships *(this includes 25 Junior Memberships)* have been sold thus far in FY2017.
- The 3rd month in this Fiscal Year (December) was 76 rounds more than our 3,500 projected rounds of play (3,576 rounds) with 5.25 unplayable hours being adversely impacted by inclement weather affecting the Country Club revenues.
- Non-member play YTD accounts for 53% of all rounds played.
- As of December 31st, Driving Range proceeds for FY2017 are \$69,225 compared to \$62,655 in December 2015.

**The DECEMBER 2016 “Country Club” overall [preliminary] financials indicate that the *CLUB* revenues exceeded expenses by \$ 422,368.**

# North Palm Beach Country Club



## Green's Committee Notes

December 14<sup>th</sup>, 2016- January 11<sup>th</sup>, 2017

### General Comments

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Happy New Year, and welcome to another beautiful Florida winter for golf. The weather has stayed predominately mild, and the turf continues to thrive. We are doing a lot more mowing this time of year than expected, but that is a good problem to have. As most of you know, Mr. Nicklaus made a site visit a few weeks ago. Overall he was happy, but had a few minor short term tweaks. We have begun implementing those already, and will continue with the detail work around the course. Broad scale weed treatments and light fertilization will continue as long as the weather stays good.

### Greens

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- Cutting height remains at .120
- Applied foliar fertilizer weekly
- Greens being edged every other week
- Topdressed twice

### Tees

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- Height of cut remains at .450
- Fertilized all tees with granular fertilizer
- Spot sprayed tees for weed control as needed

### Fairways

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- Height of cut remains at .600
- Spot sprayed fairways as needed for weeds
- Continuing to treat the driving range fairway for weeds
- Extra sludge being applied to cart path entries and exits
- Granular fert all fairways

### Roughs

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- Boom sprayed roughs for weeds
- Height of cut remains at 2 inches

### Bunkers

# North Palm Beach Country Club

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- Pulled runners along bunker edges
- Edging out worn spots
- Extra fert being applied to strengthen the edges
- Sodding some of the worn out entries
- Spraying out broadleaf around all bunkers

## Landscape

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- Cord grass beds being trimmed and weeded
- Larger beds being edged and cleaned. Mulch being done throughout course
- Coquina cutouts being edged and refreshed
- Winter annual flowers being added around clubhouse areas

## Upcoming

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- Continue detail efforts in all areas of course
- Tree trimming in parking lot and along US1

# January 2017 Green's Committee Meeting Draft Minutes

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January Green's Committee Meeting: January 11, 2017

Green's Committee Meeting Members Present: Faye Bates, Chief Joe Ialacci, Kirk Harris, Rich Pizzolato

Green's Committee Meeting Members Not Present: Barry Irrgang

Members of the Public Present: N/A

Start time: 1:30 pm

## IGM Notes:

"Happy New Year, and welcome to another beautiful Florida winter for golf. The weather has stayed predominantly mild, and the turf continues to thrive. We are doing a lot more mowing this time of year than expected, but that is a good problem to have. As most of you know, Mr. Nicklaus made a site visit a few weeks ago. Overall he was happy, but had a few minor short term tweaks. We have begun implementing those already, and will continue with the detail work around the course. Broad scale weed treatments and light fertilization will continue as long as the weather stays good."

## Upcoming Projects:

- Continue detail efforts in all areas of course
- Tree trimming in parking lot and along US-1

## Clubhouse Grounds Appearance:

Committee member, Faye Bates, likes new flowers that have been planted around clubhouse.

Committee in agreement that overall, the clubhouse grounds appear OK.

## Greens:

- Cutting height remains at .120
- Applied foliar fertilizer weekly
- Greens being edged every other week
- Top-dressed twice

Committee member, Kirk Harris, asked Rick if he was still working on green fringes? Rick responded, yes, he is working all green fringes out to about 40 inches (a little over 3 feet).

Kirk Harris also asked Rick if he thought that the cool weather upon us would help to better improve green speed? Rick responded, he believes it is helping, he has heard from a number of members that the ball is rolling well.

## Tees:

- Height of cut remains at .450
- Fertilized all tees with granular fertilizer
- Spot sprayed tees for weed control as needed

Committee in agreement that tee boxes look OK.

## Fairways:

- Height of cut remains at .600
- Spot sprayed fairways as needed for weeds
- Continuing to treat the driving range fairway for weeds
- Extra sludge being applied to cart path entries and exits
- Granular fertilized all fairways

Committee member, Kirk Harris, wanted to know if Rick was attending to cart path transition onto the fairway of hole number 2? Rick responded that he has a sign and rope up, but people continuously drive over or through it respectively. As soon as we receive new sod, Rick will fill cart path transitions on holes number 2, 10, and 11 to start.

Committee in agreement that overall, the fairways are playing great.

# January 2017 Green's Committee Meeting Draft Minutes

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## Roughs:

- Boom sprayed roughs for weeds
- Height of cut remains at 2 inches

Committee member, Faye Bates, commented that she is glad to see the cord grass between holes number 4 and 6 being trimmed.

Committee in agreement that overall, roughs are OK.

## Lakes:

Mr. Jack Nicklaus was in favor of aquatic plants on the course. Mr. Chris Cochran, of the Nicklaus Group, will send over a list of approved aquatic plants, as well as site points where they can be placed.

## Bunkers:

- Pulled runners along bunker edges
- Edging out worn spots
- Extra fertilizer being applied to strengthen the edges
- Sodding some of the worn out entries
- Spraying out broadleaf around all bunkers

Committee member, Faye Bates, expressed that bunker edges still seem a bit shaggy.

Committee member, Chief Joe Ialacci, mentioned that where the Sand Pro enters and exits the last fairway bunker on the left hand side of hole number 18, is causing issues with the turf just outside of the bunker. Rick responded that he would look into it.

Committee member, Kirk Harris, wanted to know if anymore re sodding would be done around bunker edges? Rick responded that he has used all of the sod that we had ordered for the summer season, and that there is a wait period of 6 to 8 weeks before he can receive new sod.

## Landscaping:

- Cord grass beds being trimmed and weeded
- Larger beds being edged and cleaned, mulch being done throughout course
- Coquina cutouts being edged and refreshed
- Winter annual flowers being added around clubhouse areas

Committee in agreement that landscape of course looks good.

## Practice Areas:

Committee in agreement that practice areas are average, and are still "holding up."

## Setup/Detail:

Committee member, Faye Bates, voiced that forward tee boxes appear uneven at times, for example holes number 3 and 6. Rick commented that he would get with his crew and rectify the issue.

Committee member, Kirk Harris, commented that the back tee markers stay in the exact same position, unless he moves them himself. He used the back tees of hole number 11 as an example. Rick responded that he would also rectify this issue.

## January 2017 Green's Committee Meeting Draft Minutes

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Some committee members expressed concern over where pins are being placed. Rick responded that he believes the majority of pin placements are fine, noting that some holes only have limited pinnable area.

### Driving Range:

Committee in agreement that range looks average.

Committee member, Kirk Harris, complemented staff member, Pete Rezzonico, for the exceptional job he does when working the range.

### Responsiveness of Staff:

Committee in agreement that the North Palm Beach Country Club staff is always excellent, rating of an A+!

### Other comments/concerns:

Committee member, Faye Bates, mentioned that she would like to see Rangers and Starters throughout the day, as well as Professional Staff before events and tournaments, remind members and the public to sand their divots, repair ball marks, rake sand traps, etc.

Committee stated that they would like to see free ball repair tools given out in the Pro Shop, to try and remedy this issue.





January 16, 2017

Mayor David Norris  
dnorris@village-npb.org

Re: North Palm Beach Country Club Visit January 22 & December 22, 2016

Dear Mayor Norris:

The following report is a follow-up to my January 5, 2017 report, as well as a site visit I had with Casey and Rick early last year, as well as our visit with Jack in December.

The following is a "wish list" of work items which were discussed on January 22, December 22, 2016 and prior that Nicklaus Design believes would greatly improve the golf course. Further discussions need to be had between Nicklaus Design and the Village of North Palm Beach to get the budget where all parties are comfortable. As for the cost estimates I show, the exact quantities will need to be quantified and pricing verified by a qualified Golf Course Contractor, before any work is done.

**A) GREENS**

*The Mini-Verde Bermuda grass on the greens is contaminated with off types of Bermuda and/or have mutations in them. This grass needs to be replaced. When doing so, the contours in the greens will be softened to enable more cupping on them. In addition, the full size of the greens need to be re-captured and an average of 10' of sod around each green needs to be removed and re-graded for proper "tie in" of green and immediate surround. The following is a cost estimate of this work.*

- I. Remove sod from green cavities and the 4" organic layer and haul off site. Add 4" of new greens mix and fumigate with Basamid. Re-contour green for planting.  
 $120,000 \text{ sf} \times \$1.50 = \$210,000$
- II. Remove an average of 10' of sod around each green, re-grade and sod with 419 Bermuda.  
 $67,200 \text{ sf} \times \$0.80 = \$53,760$
- III. Sprig greens with Tif-Eagle. *Mini Verde*  
 $120,000 \text{ sf} \times 0.55 = \$66,000$

**TOTAL            \$329,760**

**B) BUNKERS**

*The bad news is many of the bunker faces have deteriorated so badly they are very unsightly and don't play well. The good news is they are relatively easy to fix because*

*the sand in the bunkers is native material and all but a few of the bunkers have enough subsurface drainage in them because they drain naturally quite well. To fix all the bunkers on the property, approximately 10' of sod around each bunker needs to be removed, the bunker faces and floor re-graded, then the bunker faces and surrounds re-sodded. The old sod from the bunker faces and surrounds can be buried on site, and the sand from the bury pit be used for new bunker sand and to replenish the bunker sand stockpile.*

- I. Remove old sod.  
200,000 sf x \$0.30 = \$60,000
  - II. Re-grade bunker faces and floors.  
225,840 sf x \$1.00 = \$225,840
  - III. Re-sod bunker faces and surrounds.  
200,000 sf x \$0.40 = \$80,000
  - IV. Remove and replace 4" tile drains in the two left greenside bunkers #3, right and left greenside bunkers #7, right fairway bunker #8, two right greenside bunkers #16 and both greenside bunkers #17.  
610 lf x \$7.00 = \$4,270
- TOTAL            \$370,110**

**C) BAHIA ROUGH**

*For various reasons, the Bahia grass in the deep roughs has not worked out from both a playability and maintenance standpoint and is now almost 100% weeds. For this reason, where the old Bahia grass was, this needs to be killed and replaced with 419 Bermuda grass. IGM can kill the old Bahia grass and these areas can be sprigged with 419 Bermuda grass or bunch grass beds be planted. Note that some additional irrigation may need to be added to irrigate these newly created Bermuda areas.*

- I. Sprig 419 in deep rough.  
8 ac x \$2,000/ac = \$16,000
  - II. Bunch grass beds:  
Remove 1.5 ac of sod and material x 2,300/ac = \$3,450  
Plant bunch grasses 1.5 ac @ \$1,500/ac = \$2,250  
\$5,700
- TOTAL            \$21,700**

**D) REPLACE 419 BERMUDA WITH CELEBRATION IN FAIRWAY**

- I. Assuming IGM does all the preparation work to "no till" celebration into the fairway.  
50 ac x \$2,000/ac = \$100,000
- TOTAL            \$100,000**

In addition, we discussed some special projects as follows:

**E) MOVE #1, 9, & 18 GREENS**

If a water taxi, restaurant or shops are built near the first green and the two back tees on #5, then these features would need to be moved.

If the first green is to shorten and move to the west, the two back tees on #5 be removed and the lost tee space be made up elsewhere on the hole, then much work needs to happen. #9 & 18 green may need to move further away from the new clubhouse due to possible safety and spacing issues. The following is a preliminary budget to do the following work.

- I. Cut sod and bury on-site.  
 $7 \text{ ac} \times \$2,300/\text{ac} = \$16,100$
  - II. Remove concrete path and bury on-site.  
 $4,200 \text{ sf} \times \$0.75 = \$3,150$
  - III. Rough & finish shape.  
 $\$50,000 \text{ lump sum}$
  - IV. Bunker construction.  
 $5,000 \text{ sf} \times \$1.00 = \$5,000$
  - V. Tee construction.  
 $6,000 \text{ sf} \times \$1.00 = \$6,000 \text{ (#5 \& 9)}$
  - VI. Green construction.  
 $18,000 \text{ sf} \times \$4.00 = \$72,000$
  - VII. New Irrigation.  
 $\$70,000 \text{ lump sum}$
  - VIII. Sprig fairway, roughs & tees.  
 $4.75 \text{ ac} \times \$2,000/\text{ac} = \$9,500$
  - IX. Sod 419 Bermuda.  
 $75,000 \text{ sf} \times \$0.45 = \$33,750$
  - X. Sprig green.  
 $18,000 \text{ sf} \times \$0.55 = \$9,900$
  - XI. Concrete path.  
 $4,200 \text{ sf} \times \$1.25 = \$5,250$
- TOTAL            \$280,650**

**F) POLYMER LINE WASTE BUNKER ON #5**

- I. Remove 8" material from bunker and bury on-site.  
300 tons \$2,000 lump sum
- II. Polymer line old bunker.  
16,000 sf x \$1.25 = \$20,000
- III. Add native bunker sand.  
176 tons \$2,000 lump sum

**TOTAL            \$24,000**

Note: I am not a civil engineer and therefore, there may be a less expensive and more effective method than what is being proposed. Please consult an engineer for the best method and pricing to prevent rock and gravel from migrating up into the bunker sand.

**G) CART PATH EXTENSION**

<u>Cart Path</u>	<u>Add</u>	<u>Remove</u>	<u>Priority</u>
#1 Tee	185'	20'	75'
#1 Green	150'		
#2 Tee	100'		
#2 Green	200'		
#3 Green	400'	40'	150'
#4 Tee	100'		100'
#9 Tee	125'		
#10 Tee	75'		75'
#10 Green	100'		
#11 Green	650'	75'	150'
#13 Tee	100'		
#13 Green	75'		
#14 Green	100'		
#16 Green	100'		
	<b>2,460 lf @ 8' wide</b>	<b>135'</b>	<b>550 lf @ 8' wide</b>

- I. Cart path removal and bury on site.  
1,080 sf x \$.75 = \$810
- II. Remove sod 10' either side of proposed cart path & re-grade.  
68,880 sf x \$.50 = \$34,440
- III. Add 8' wide cart path.  
19,680 sf x \$3.50 = \$68,880
- IV. Sod 10' either side of cart path.  
49,200 sf x \$.45 = \$22,140

**TOTAL            \$126,270**

**H) RAISE LOW FAIRWAYS #3, 8 & 17**

- I. Remove old sod and bury on-site (includes expanding lake on #3, 8 & 17)  
 $7.5 \text{ ac} \times \$2,300/\text{ac} = \$17,250$
  - II. Expand lake #3, 8 & 17 for fill dirt and haul to fill areas.  
 $10,000 \text{ cy} \times \$5.00 = \$50,000$
  - III. Shape fairways and prep for grassing.  
 $\$12,000 \text{ Lump sum}$
  - IV. Raise irrigation heads and catch basins in graded areas.  
 $\$4,000 \text{ Lump sum}$
  - V. Sod for lake banks and around catch basins.  
 $20,000 \text{ sf} \times \$0.45 = \$9,000$
  - VI. Sprig fairways.  
 $6.5 \text{ ac} \times \$2,000 = \$13,000$
- TOTAL            \$105,250**

**I) NEW SHORT GAME AREA**

- I. Remove 4 live oak and haul off-site.  
 $\$4,000 \text{ Lump sum}$
  - II. Remove sod.  
 $1.5 \text{ ac} \times \$2,300 = \$3,450$
  - III. Shape short game area.  
 $\$5,000 \text{ Lump sum}$
  - IV. Build two pitching greens.  
 $10,000 \text{ sf} \times \$4.00 = \$40,000$
  - V. New irrigation.  
 $\$20,000 \text{ Lump sum}$
  - VI. Build bunkers.  
 $2,000 \text{ sf} \times \$1.00 = \$2,000$
  - VII. Sod around green and bunker complexes.  
 $8,000 \text{ sf} \times \$0.45 = \$3,600$
  - VIII. Grass greens.  
 $10,000 \text{ sf} \times \$0.55 = \$5,500$
  - IX. Sprig fairway.  
 $1.22 \text{ ac} \times \$2,000 = \$2,440$
- TOTAL            \$85,990**

**J) JON SCOTT AGRONOMIST**

To help insure proper specifications, construction execution, grow-in and continuous monitoring of maintenance, Nicklaus Design would like to have Jon Scott re-engaged with the golf course. In addition, it would be very beneficial to have Jon write up a very detailed golf course and maintenance program for the on-going maintenance of the golf course. For now, I have put in 5 years of agronomic consulting paid to Nicklaus Design for Jon Scott.

Therefore, the grand total for the projects would be:

A) Greens	\$329,760
B) Bunkers	\$370,110
C) Bahia Rough	\$ 21,700
D) Celebration Fairways	\$100,000
E) #1 Green	\$280,650
F) #5 Bunker	\$ 24,000
G) Cart Path Extension	\$126,270
H) Raise #3, 8 & 17 Fwys	\$105,250
I) New Short Game Area	\$ 85,990
J) Jon Scott Agronomist	\$ 50,000

**GRAND TOTAL** **\$1,493,730**

Please contact me if you have any questions or comments.

Sincerely,



M. Chris Cochran, ASGCA  
Senior Design Associate

Cc: Rick Reiter  
Casey Mitchell  
Jon Scott  
Ray Ball