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**Subject:** Comments

**Date:** October 25, 2022 at 21:48:32 EDT

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To the MBCC board,

As solicited by the board the following are my comments regarding the town hall presentation, the CPC 's / Andy Staples course modifications and the board's recommendations on the execution of the plan .

To begin with I would like to commend and thank the members of the CPC for their effort and long hours spent on behalf of us members with the goal of preserving and improving our unique golf course.

The Town Hall

I believe the proceedings should have been somewhat different ;

- the review " how did we get to this point" was not needed since we all had read the flip book ( very well done by the way)we should have gotten to the CPC ' s course modifications and Andy's thorough explanations .

The end result was that not enough time was dedicated to questions; since it was quite late in the afternoon / evening and a long day for several members (who played and socialized while waiting for the start of the meeting) resulting in less than ideal conditions for a productive session. Additionally,

the rule for short questions was not fairly applied to all participants.

CPC's/ Andy Staples vision

I consider myself a fairly knowledgeable golfer having played over the last 40 years most top golf courses in North America and the British Isles and also went through major renovations as a member at 3 very good clubs . I must say that I love for the most part what Andy has proposed and after hearing him live I'm confident that we are in good hands . However is it realistic to think that we can have all these goodies ?

Some questions ...

- Bentgrass:

Are fairways necessary? Several courses around Montreal and elsewhere ( my course in Boston , The Country Club ) have reverted to Bent grass greens but not fairways; couldn't we do same ?

-Bunkers :

Why are most clubs that have renovated their bunkers lately adopted the Billy bunker method? Is our method less expensive? if so then we should mention it.

Trevor is a huge asset to MBCC , his passion and excellence of his work are undisputed , however I found his answer to the Billy bunker question somewhat weak .

- Practice Range :

In the event that the plan goes through as proposed , I don't understand that the board is not considering providing frustrated members that can't get on a 9 hole course, the opportunity of practicing on a much improved facility .By the way in the CPC mandate , the range is the second priority listed !

- Hole #12:

I know we want to preserve Willy Park's heritage but moving this green is pushing it to the absurd ...

In my humble opinion this hole is as good as it gets

Eliminating this change would be showing some fiscal responsibility

-Tee program :

I am not convinced of the swing speed / tee markers theory, and additionally I believe members are smart enough to evaluate and decide the length they want to play.

It appears the big change is for the ladies and I sense a strong disenchantment towards it.

- Green complex

Some greens have to be enlarged , no doubt, but let's remember that we have had limited number of pin locations on certain greens for 107 years and members have accepted it ; we don't have the traffic that other courses with similar issues have , hence the need to preserve areas of the green is not as necessary ; having only 3-4 locations on certain greens is not ideal but have members complained?

Board's recommendations :

Now the reality ...

As several members have written or stated ,playing 9 holes for 2 years ( if stars are aligned, so most likely 4-5 years to get a relatively good conditioned 18 holes course ! ) would be a very difficult situation , an expensive sacrifice and without a proper driving range to boot !

- Access to other clubs :

It was mentioned that " many of our members have other clubs to go to" - how many members are we talking about? 20-30 ? I don't think that flying overseas or to the Us to play replaces a beautiful routine golf day at MBCC...

Who are our sister clubs ?

Are playing privileges arranged with local clubs ?

The bottom line is the access portion of the plan needs to be thoroughly vetted and part of the next communication.

-Voting :

How was the 70% arrived at ?

What is the voting procedure ?

With budgets needing to be finalized sometime early next year , will the vote be held by end of this year ? If so when will the consultation period terminate ?

A secret vote ? audited ?

We need answers to these questions before the vote .

Financing

Last but not the least , this part of the plan was not clear to me and several other members I have spoken to ; there should have been several scenarios taking into account different economic eventualities such as: higher inflation, (higher construction costs ),interest rates and a looming recession. I realize a 10% provision is included , but it may just be not enough . Who knows what awaits us in 2-3 years?

Why aren't we increasing the initiation fees immediately to build up our capital fund ?

Other Mtl clubs have done so .The answer given was unsatisfactory .

Wouldn't it be prudent to hold off on most items of the plan for a couple of years and come back with a more robust financial package?

Finally ,I hope the board will assess thoroughly the overall impact that this plan could have on our membership composition ; we are a golf club first and foremost ,catering to passionate and for the most part knowledgeable golfers ; to replace a sizeable number would not be an easy task and the end result could very detrimental to the Tissue of our membership !

I'm confident the board will act in a responsible and open manner while assessing the next steps in this most critical matter.

Respectfully,

Jean Dionne