

To: NGCA Members  
From: Bob Malouf, Chairman, NGCA  
Re: Minutes of NGCA regular meeting of March 18, 2026

**Members Present**

David DiBattista  
Susan Dutilly  
Robert Aldi  
Carol Menard  
Richard Podurgiel  
Ray Lathrop  
Todd Postler  
Michael Driscoll

**Others Present**

Mike Svab, Pro Manager  
Eric Kundahl, Superintendent  
Mickey Busca, Member's Club

**CALL TO ORDER**

In the absence of the Chair, Todd Postler agreed to act in his place and conduct the meeting. Mr. Postler called the March 18, 2026, meeting of the Norwich Golf Course Authority to order at 6:00 PM.

**MINUTES**

A motion to approve the minutes of the January 21, 2026, meeting of the Norwich Golf Course Authority was made by Mr. Podurgiel, seconded by Mr. Lathrop and approved by a vote of 7-0, Mr. DiBattista abstaining as he did not attend the meeting.

A motion to approve the minutes of the special meeting held on February 11, 2026, was made by Ms. Dutilly, seconded by Mr. Aldi and approved by a vote of 8-0.

**FINANCIAL REPORT**

Mr. Postler presented the Financial Reports.

## NGCA January 2026 Financial Report Narrative

OPERATING REVENUES for the month of January 2026 were \$39,900 compared to budgeted revenues of \$21,321.98, \$18,578.02 over budgeted revenues, and \$16,449.11 over January 2025 revenues.

EXPENSES for the month of January 2026 were \$66,234.94 compared to budgeted expenses of \$83,519.07, \$17,284.13 under budgeted expenses and \$36,035.64 under January 2025 expenses.

NET LOSS for January 2026 was \$26,334.94 compared to NET LOSS for January 2025 of \$78,819.69.

CASH BALANCE for January 2026 was (\$11,231.10), in comparison to the prior month of December 2025, of \$2,048.28. This is a decrease of \$13,279.38.

The report includes a section to show the adjustments to Cash Basis as of January 31, 2026.

### Adjustments to Expenses for Cash basis are as follows:

- Depreciation Expenses                      (\$12,840.80)

### Adjustments to Revenues for Cash basis are as follows:

- Restaurant Lease Overpay              (\$ 100.00)
- Sale of Golf Carts not paid for yet (\$1,800.00)
- **TOTAL**    **(\$1,900.00)**

On a cash basis **Expenses exceed Revenues** by \$15,394.14, which is **\$33,962.15 over budget.**

### **Items of interest on the Balance Sheet:**

- The Restaurant lease is paid through the end of January 2026.
- The balance in Accounts Payable (products/services received but not paid for) as of 01/31/26 is \$7,118.00.
- The Due to General Fund is the NGCA's cash balance as of 01/31/26. An amount in the Liability section means the NGCA owes the City \$11,231.10 as of January 31, 2026.

NOTE: January Cash Balance less items to be paid = Cash available (Cash Shortfall):

$$$(11,231.10) - \$7,118.00 = ($18,349.10)$$

NOTE: The City last covered expenses for the NGCA at the start of the year until membership dues are received in 2020.

Mr. Postler then presented the February 2026 Financial Report.

**NGCA February 2026 Financial Report Narrative**

OPERATING REVENUES for the month of February 2026 were \$189,155.41 compared to budgeted revenues of \$167,792.40, \$21,363.01 over budgeted revenues, and \$3,102.69 under February 2025 revenues.

EXPENSES for the month of February 2026 were \$78,797.78 compared to budgeted expenses of \$75,906.97, \$2,890.81 over budgeted expenses and \$14,263.48 over February 2025 expenses.

NET GAIN for February 2026 was \$110,357.63 compared to NET GAIN for February 2025 of \$127,723.80.

CASH BALANCE for February 2026 was \$118,556.76 in comparison to the prior month of January 2026, of (\$11,231.10). This is an increase of \$129,787.86.

**YTD**

YTD OPERATING REVENUES were \$229,055.41 compared to YTD budgeted revenues of \$189,114.38. This is \$39,941.03 over the YTD Budget, and \$13,346.42 over the prior year.

YTD EXPENSES were \$147,079.17 compared to YTD budgeted expenses of \$159,426.04. This is \$12,346.87 under the YTD Budget, and \$19,725.71 under the prior year.

YTD Total Revenues were more than Expense by \$81,976.24 which is over budget by \$52,287.90 and \$33,072.13 over YTD February 2025.

**Adjustments to Expenses for Cash basis are as follows:**

- Depreciation Expenses (\$25,681.60)
- TOTAL (\$25,681.60) Reduced Expenses

- Restaurant Lease Overpay from CY2025 (\$ 100.00)
- Accounts Receivable – Sale of Carts (\$1,800.00)
- TOTAL (\$1,900.00) Reduced Revenue

On a cash basis **Revenues exceeded Expenses** by \$105,757.84, which is **\$50,387.90 over budget.**

**Items of interest on the Balance Sheet:**

- The Restaurant lease payment is paid in full through February 28, 2026, 2026.
- The balance in Accounts Payable (products/services received but not paid for) as of 02/28/26 is \$16,703.88.
- The Due to General Fund is the NGCA's cash balance as of 02/28/26. An amount in the Asset section means the City owes the NGCA those funds of \$118,556.76.

NOTE: February Cash Balance less items to be paid = Cash available (Cash Shortfall):

$$\$118,556.76 - \$16,703.88 = \$101,852.88$$

NGCA came into 2025 with a cash available balance but does not have a cash available balance going into 2026.

A motion to accept the January Financial Report was made by Mr. Aldi, seconded by Mr. Podurgiel and approved by a vote of 8-0.

A motion to accept the February Financial Report was made by Ms. Menard, seconded by Ms. Dutilly, and approved by a vote of 8-0.

**CORRESPONDENCE**

Mr. Svab reported that there was no correspondence received.

**RESTAURANT OPERATIONS**

Mr. Svab advised that the restaurant lease is paid in full through the end of March 2026.

**CHAIRMAN'S REPORT**

Mr. Postler as Acting Chair stated that he had no report to give as Chairman or on behalf of the Clubhouse Committee.

**MEMBER'S CLUB**

Mr. Busca advised the Authority that no meeting had been held in the month of February, but the members had a kick-off meeting on Sunday, March 15, 2026, with approximately 30 individuals attending. The Member's Club anticipates an active year, and individuals are signing up for various events. Unfortunately, Norwich has been notified by a

representative of the Shennocossett Golf Club members that they will not participate in a Norwich/Shennocossett tournament this year.

### **COURSE SUPERINTENDENT**

Mr. Kundahl advised that he has been able to clean off all of the greens and tees and the course is relatively dry given the amount of snow and heavy rains. He had plugged fairways in December of 2025 and noted that the plug holes are still identifiable in a number of fairways and, comparing fairways to adjacent rough, it appears that the plug holes have assisted in the drying, the former being drier than the latter.

Mr. Kundahl then informed the Authority he was very pleased to advise that the Authority has received a United States Golf Association Grant of \$2,500 which the Authority is to match, the match then being reimbursed to the Authority by the Connecticut State Golf Association. The funds will pay for a visit and a detailed inspection of the course by Mr. Ed Dowling, the Northeast Region Agronomist for the United States Golf Association. Mr. Dowling's visit is expected to take several hours as he will cover the entire course.

### **PRO MANAGER REPORT**

Mr. Svab was pleased to advise the Authority he plans to open the course on Friday, March 20<sup>th</sup> at 9:00 a.m., spring beginning, coincidentally, on March 20<sup>th</sup>.

Mr. Svab reported that he and Mr. Kundahl were able to review the course for damage from the most recent windstorm. A poplar tree located to the left of the green on the 15<sup>th</sup> hole had heavy damage from the storm. The fallen limbs have been removed, and the remaining standing portion of the poplar will be removed later.

Mr. Svab next advised the Authority that a portion of the concrete surface located between the back door exit from the Caddy Shack restaurant and the exterior pavilion developed cracks and surface deterioration during the winter. He was not certain whether this was due to salt, or contacts made in the process of trying to clear snow from the area.

Mr. Kundahl advised that he had spoken with Jason Doubleday who installed the concrete and Mr. Doubleday thought that he would be able to power wash and seal the damaged area, which will improve appearance and should limit further deterioration of the concrete surface.

Mr. Svab reported to the Authority that a truck and plow had been ordered with the purchase made under the state contracts, and delivery is expected within the next 90-120 days.

Mr. Svab also advised the Authority that its ice machine, which has serviced the Caddy Shack restaurant has finally failed. The machine is probably 30 years old or more. Mr. Bromley will need to replace the same and is uncertain at this point whether he will purchase or lease a replacement.

Mr. Kundahl advised the Authority that soon after the failure occurred, some of thhe has started full operation of the ice machine at the maintenance building which can make about 300 lbs. of ice a day. The current demand for use of ice at the course is minimal and employees at the Caddy Shack are picking up ice every day to be used in the Caddy Shack operations.

Mr. Svab noted that the ice machine at the Caddy Shack had been purchased by the Authority and he thought it should recognize that Mr. Bromley will be picking up an expenditure formerly considered an obligation of the Authority.

Mr. Svab concluded his report by noting that 73 of the 75 golf carts which had been sitting all winter started up on the first try.

#### **MAINTENANCE COMMITTEE**

No report.

#### **BUDGET COMMITTEE**

No report.

#### **DAM REMOVAL and STREAM BANK EROSION COMMITTEE**

Mr. DiBattista noted that the state had initially indicated no diversion permit would be required for the work planned for Trading Cove Brook, then advised that a division permit might be necessary but is now reviewing the matter again and may conclude that one is not necessary.

#### **STATUS OF THE DRIVING RANGE PROPOSAL**

Mr. Driscoll provided copies of the proposed Lease of the driving range together with a schematic showing the same. He noted that some changes have been made to the draft presented at the February special meeting. The current lease calls for a 5-year lease with a 5-year option and the right of the Authority to terminate the lease at the end of the first year upon due notice. Mr. Postler advised that a question had been asked at the inaugural meeting of the Member's Club as to whether individuals renting carts could use them to access the driving range. There was a strong consensus among the Authority members that that should not be allowed given the amount of traffic on New London Turnpike and the speed of which many cars drive.

A motion to approve the proposed lease agreement and to ban the use of golf carts provided through the golf course to access the driving range was made by Mr. Lathrop, seconded by Mr. Podurgiel and approved by a vote of 8-0.

## **EXECUTIVE SESSION**

At 6:39 p.m. a motion was made by Mr. DiBattista and seconded by Mr. Aldi to discuss the employment of an individual employed at the golf course relative to compensation and/or benefits, the individual not requiring that the discussion be held at an open meeting. The motion was approved by a vote of 8-0.

The Authority returned to Executive Session at 6:52 p.m. A motion to return made by Mr. DiBattista, seconded by Mr. Lathrop, it being that no vote was taken during the Executive Session. The motion to return to Executive Session was approved by a vote of 8-0.

## **ADJOURNMENT**

At motion to adjourn was made at 6:53 p.m. was made by Mr. DiBattista, seconded by Mr. Aldi and approved by a vote of 8-0.