

HYANNIS YACHT CLUB

SPECIAL MEETING - JUNE 20, 1960

Held in the Clubhouse at 8:00 p.m. with Commodore Robert Scudder presiding.

Those present:	Frank Bearse,	Bob Scudder,	Joe Boylen
Bob Keston	Dick Haskins	M. Goddard	
Jack Thompson	Hugh Finlay	Raymond Moore	
Win Moore	Jack Tendersgast	Sherry Torndoff	
Frank Fenner	M. Wirtenan	Lester Sherman	
Bob Murphy	Bill McArdle	Lloyd Mcmanus	
Bob Boody	Mrs. Symes		
Paul Wasilewski	Mrs. Bassett	Plus other members	
Neil Dauphinee	Dick O'Neil	who'sshuttled back and	
Frank Sherman	Dick Nye	forth between the bar	
Charles Hitchcock	Carl Olander	and the darkness in the	
Hank Crowell	Sam Keston	back of the assembly.	
Cy Crowell	Chuck Lockhart		
Dick White	M. Johnson		
John Farnham	Phil Goulding		
Howard Doane	Bob Dowling		
Dick Bourne	Dr. Baxter		
Wally Fish	Ted Clifton		

*29 in favor
9 opposed
8 sustaining*

Commodore Scudder called meeting to discuss the future of the Hyannis Yacht Club. Was or was not the future of the HYC to be built around the following proposition:

The entire upper deck and porch patio be leased to Jack Kisker for a minimum rental of \$4,000 and a Maximum of \$10,000 based on a 10% of the gross liquor sold and 5% of the gross food sold.

The Meeting was then thrown open to a discussion and question and answer period with Bob Keston answering questions pertaining to the proposition Jack Kisker offered and Commodore Scudder speaking for the Trustees and The Dunbar Point Trust's attitude

Comments Made by Officers of HYC

Would be rewarding to the Club in the long run on both the boating end and social end.
Officers and Trustees of Dunbar Point Trust think it is the only thing we can do to help boating.
Our income from rent to carry expenses of club and also allow expansion of the Club facilities later on.

Bob Keston ~~xx~~ Answers to Questions from Floor.

Use of upper deck for parties would be rent free to Club.
Pay proportionate share heat, light, and water expenses.
Jack Kisker, Bobs' Father-in-law is congenial and easy to get along with.

McArdle*- What's minimum and maximum again.
4,000 to 10,000 Do details worked out yet.

Any one could come in upstairs for a drink or dinner.
Dick O'Neil- Question on Club License
No details yet.

Commodore- Discussed proposition with Castonguay and D.P.T. and they are in favor of the deal.

Nye * What was max gross we had from bar . F. B. Now 11M was 16M. Regular parties every two weeks stimulates business.

Bob Kesten - Discussed what a good deal it was for the club.

Question * Whats status of Club parties? Same as before.

Murphy * What other alternatives do we have. ^{Answered by Commodore} Can continue along as we now are. Poor kitchen facilities not prosperous.

Joe Curtis - Cant see how operator can make a go of it on a year round basis paying a 4M rent.

Commodore- Discussion of Changing the location of the bar

From the floor: Will he put up a bond? Not necessary.

Joe Curtis: What kind of a food operation will there be?

Bob Kesten - 1st Class. Jack head Chef 3 places in Ft. Lauderdale. Been in the food business 16 years in Cincinnati.

Joe Curtis; What length of operation, full year or only summer?

Bob Kesten - Year round operation from 10.00am to 1;00 am .

Crowell: When start? B. K. - Soona as possible

Joe Curtis: What about the cost of renovating? B. K.- By Jack.

Bob Scudder: Discussion of worst months average bar receipts. this set up will be best for club.

McArdle: Volunteer bartender to work only till 12 on week days. (pertained to our present operation)

Dick White: What abot the bar? More income for Club.

What about Yachting - Discussion of other clubs and their revenue from food and bars. Money Club.

Lockhart: Will we have our bar down below. Is bar money ours? NO.

Proposition by Sam Kesten and reworded to the effect: that Jack lease the upstairs of the HYC and do all the alterations with legal aspects left up to HYC.

McArdle: Make a motion we acctep the proposition as read by Sam K. Seconded,

What arrangements for cookouts, regattas etc. from floor.

B. K.- We would work around the operation.

Charlie Hitchcock;- What about license . -- He would become manager. Le

Legal details will not be detrimental to HYC. —

Bob
7 Sam

Mr. Crowell- Should have a short term lease 2 years up to 10.

Improvements to Club - Between 7500 and 10,000 to be done by the tenant.

Rent - to be based on a percentage of the food and liquor gross sales.

Frank Bearse - Financial picture not to bright in the future without some sort of a food operation to stimulate the bar sales. Some members might drop out if we have no luncheon program thus losing dues revenue.

Bar records show decreasing income and a 60% Bar Cost.

~~Joe Curtis~~ Baker- suggested ought to close up bar at that rate.

Discussion of who can operate on a 60% bar Cost. Frank explained why ~~up~~ bars cost were so high - cheap drinks and low volume.

Bob Murphy - Could upper deck be made available for Club functions?
Keston- Arrangements could be made.

Moore - Why give it to first man? only one who came to us with a good proposition at the right time.

O'Neil - Whats income from dues? \$7,615.

Bob Keston - Under present conditions were going to suffer a blow in the fall financially speaking.

Club operating expenses discussed by Treasurer.

Discussion of appointing a man as club manager to get us out of financial straits . - Too late, now. This looks like the best proposition.

Moore - Discussion ^{old} of Garoufus operation - was a good deal for the Club at that time.

Bob Kest. A rent of 4000 would ~~be~~ ~~from~~ ~~var~~ ~~volume~~ of business that would just cover the operating expenses only.

O'Neil - Poll the members to see how many would drop out of Club.

Discussion by Commodore on membership attendance at meetings.

Joe Curtis - Could we lease license according to law?
It can be done legally.

Discussion by Commodore on liquor prices. F. B. says ~~bar~~ could get down to a 45% operating cost.

Discussion on getting the Club back to the water as a yacht club

Bob Murphy - Any details for a bar downstairs. No details yet, but could not stand competition from bar down stairs run by club itself.

Discussion of downstairs bar at reduced prices for members only.

Bob Murphy - How is min and max rental to be figures.

4M to 10M at 10% on Liquor Gross and 5% on Food Gross.

MacArdle ^{made} a motion about something (Not heard) Rescinded.

Mellen:- Why are we in such financial straits that we need to accept the proposition.

F. Beares;- Club will be in bad shap in three months. - ok now.

Joe Curtis; Do trustee feel food services are necessary.

Yes, definately, proven by statement of Treasurer

Curtis;- Food figures should be less in 1960 (fro Statement)

J. Curtis;- My observation that members are desirous of food operation and willing to sacrifice use of building.

Murphy;- Club members to get no preferred service up here? NO.

Clifton and Baxter Spoke on operation.