



10-Year Capital Plan Member Feedback

Member Email Prior to July 1st 2025 KMDG Presentation

1. 12/6/24 - Hi Karl, thank you for your clear and detailed email about the CYC plans and 10-year capital campaign. What do you anticipate the assessments will be over this 10 year plan?

Thanks for your question. At this point in time, it is too early to know what the cost of the 10-year plan will be. As we work through the process, we will work with the membership to determine what will be included in the plan. After that, the finance committee will look at pricing and make proposals on how to pay for it. With that, the membership will look at the scope of the plan, the costs, and vote on whether to approve the plan. As we get more information, we will share it with the membership.

2. 2/12/25 - I would welcome the opportunity to help with the Master Site Plan in any way. What a tremendous opportunity for the Club to define its campus. There could be something uniquely special about a Club comprised as a collection of wonderful, well-purposed buildings serving its members.

3. 2/13/25 - Don't forget to plan for the possible raising of the waterfront floats, gangway, and pier due to global warming and tidal changes and, more importantly, tidal surge. [Maybe Jack Carney should be consulted.] I have asked several construction company representatives in the New Bedford area (who are already making way for these dramatic changes) ... how much it would/might cost to raise our/a typical pier ... and we are talking about millions of dollars (\$4-5m and then some). I would be glad to give you the name of an individual who examines, evaluates, and estimates said costs (probably for free). If your 150 Plan includes an exorbitant amount of money for other items, my advice is to include whatever this estimate might be as well. Food for thought. Please.

Also, kindly consider resurfacing the bottom of the swimming pool. The current granular cement attracts dirt because people do not walk on the bottom of the pool like they do at the shallow end, thereby constantly removing dirt that is about to settle there. It's somewhat disgusting to swim and see the -- what looks like -- dirt balls on the bottom. I know that, based on previous experience, the club contracted some underwater/SCUBA divers to scrub, but to no avail. Yet another Food for thought.

Look at the rental program at The Merion Criquet Club in Bryn Mawr as to how to maintain and manage housing on-site like the two on Corinthian Lane. Their system is awesome and worthy of investigation. My wife and I stayed there a month ago. The rooms could be rented on either a ST or LT basis ... There was no backlash from the membership. Yet another Food for thought.



My wife and I have more Food for thought if you want to listen to it and possibly do something about it. If not, that's okay. We have been advocating for changes for a long time, and we don't mind telling folks about them. Sometimes those same folks don't like hearing about them, though, and we try to understand, sometimes to little avail. Food for thought.

4. 3/7/25 - Thank you for taking the lead on a very important task ahead - how exciting for the club and membership! I've outlined a few ideas below for consideration. That said, I'm more than happy to discuss at any time. All of the ideas are focused around bringing more members to the club throughout the day while utilizing the club's other amenities / restaurants and fostering a strong community within the membership.
 - Incorporation of a fitness center
 - Addition of a workstations / business rooms
 - Updating the guest rooms and building bathrooms for each room
 - Opening additional months throughout the year
5. 3/17/25 - Thank you for doing this. The document you sent shows you are forward thinking and will assure a bright future for our club. Thank you all for volunteering for this Herculean task. I am grateful to you all as a long-time club member. My only suggestion is to make the rock glasses that the bar uses twice as big, so I can tell my wife I only had ONE drink at the club.
6. 3/17/25 - Thank you for all your hard work in putting this together and for the time you spent getting the Club to this point! The most significant asset we lack is paddle. This is a major factor in recruiting new families. It is not just the resource itself, but paddle makes the club year-round and that not only cements but also drives new relationships amongst members that would be hard to get elsewhere. Thus, I think this should be the #1 priority as part of the 10 yr plan. Thanks again
7. 3/17/25 - I have read the 10 - Year Capital Plan [Whitepaper] and feel it is well documented. Three things I would add to the Plan:
 - **Build a one-story elevated structure that will have parking underneath and expanded number of tennis courts on top of the structure.** The elevated structure will encompass the existing tennis court area and the parking area beyond the tennis courts. This begins to solve two desperate problems: (1) expands parking by a huge margin and (2) adds an additional tennis court as well as Pickel ball area, etc. I have spoken to a construction company about the idea (Corinthian member Michael Welsh) and he thinks building an elevated structure is very doable and the cost may not be as much as feared.
 - **Develop a L.T. Plan to Purchase the house on Corinthian Lane that abuts the house the Corinthian owns and the existing back parking lot.** This completes "the oval circle" for the Corinthian Campus, opens up more space, and makes the



other two Corinthian owned home site plans more efficient. The house is not for sale today; therefore, the Corinthian should negotiate making a payment to the current owner for a "Call Option" to purchase their home at fair market value (using two independent appraisals) in the future when they decide to sell. This could be very attractive to the owner because they would receive a certain cash payment today - negotiate something like \$300,000 to \$500,000 or so (very attractive to the owner). In return the Corinthian has the Call Option and can purchase the home at FMV someday in the future. The owner also benefits because they can save not paying a broker fee of 5.0% or so in the future. It's a win - win situation. The Corinthian could put a term limit on the deal so the home can't be transferred forever to their heirs.

Incorporating these two ideas to the Campus Plan will add to the project costs. However, that expense will be offset to some degree by earning more revenue through increasing the number of members at the Corinthian - given the significantly larger parking and added amenities.

- **Create a Perpetual Endowment for the Campus Plan:** The idea is to create an Endowment which long-standing members can voluntarily donate to (either today or in their will). The idea is that those members who have had decades of wonderful memories with their families may wish to give back to the Corinthian in a meaningful way. There may be a few members who have been extraordinarily successful in their career or business and would be happy to leave a mark for the Corinthian. We should investigate if there is a way for it to be a tax deduction (can we create a non-profit entity?). Also, the money from the Endowment "can only be used for actual hard asset purchases of property or construction" and not used to subsidize costs members would typically pay anyway. I know that there are a several members who have estates in the tens and perhaps hundreds of millions of dollars.

Thank you for your thoughtful ideas. All good ideas and all under consideration. The foundation idea is particularly top of mind and I'd love to pick your brain on that. I'm heading out of town this morning but will reach out in a couple of weeks when I get back.

8. 3/18/25 - Kim & Committee, Great job summarizing the opportunities and goals. That white paper was very well done! Thank you! As you know, I'm a sailor first, but I've also been a tennis player my whole life and recently converted to pickleball. I know this is a "thorny" issue for many, but I wanted to present some data:

[Serving up Fun and Fitness: Pickleball in the Apple Heart and Movement Study – Apple Heart & Movement Study](#)

On the north shore a number of indoor tennis facilities have converted courts, and new indoor pickleball facilities have opened or are under construction. The demand has been incredible. The courts are much smaller than tennis courts, which may be worth considering given the many competing demands for land.



Thanks again for all the effort put into getting us to this point!

Thanks for the comments. We'll definitely look at this. Hope you plan on attending one of the listening sessions. Dates aren't firm, but thinking Tue 4/29 at 7, Thur 5/1 at 7 and sat 5/3 at 9am. Stay tuned.

9. 3/19/25 - Please consider developing a baseline campus plan by using AI. Properly trained on all the site documentation we have developed, a top AI engine would give us a starting campus plan worth considering. Moreover, changes become much easier to model compared to doing everything by hand. I enjoyed the recent white paper. Keep up the good work!
10. 3/20/25 - Dear 10 year plan Committee,
Thank you for sharing the plans. The vision is very exciting and I think there is a lot of opportunity for improvements at the club. Congratulations on all the progress made and hard work so far!

I have been a member of the CYC my whole life, starting with my family since I was 3 years old, and now as a junior member since 2019. I have a masters degree in marine biology and coral reef ecology, and I specialize in nature-based solutions for coastal resilience. I currently work at the World Wildlife Fund in Washington DC as a marine conservation scientist, and in my previous role I was an environmental consultant for many years working with high end luxury developments on environmental compliance and deployment of nature-based solutions.

With that said, I have a few high level concerns I would like to raise and questions to pose to ensure that the right expertise is being consulted and robust data being collected and analyzed for the plans. My comments/questions are as follows:

- Has an environmental consultant been hired to evaluate the proposed plans and advise on those plans?
- Is an environmental impact assessment (EIA) planned to evaluate the impact of proposed changes on existing habitat and coastline?
- Has an engineer been hired to model, forecast, and evaluate the new plans (eg the porch overhanging the rip rap, or the extended pool deck over the beach) to forecast stability under extreme storms, waves, surge to ensure that the structure would be sound and resilient in an extreme event or under future sea level rise conditions?

While I understand the desire to add space and area, it should be very carefully considered and studied, as the building setbacks from the ocean are already quite limited, and based on my expertise, I fear that continuing to build out into the ocean will only increase coastal instability, therefore leading to loss of beach/coastline and potential infrastructure failure during bad storms.



Breakwaters can be an eyesore: has there been consideration for nature/habitat based solutions that provide the wave attenuation and protections services, while also creating habitat for native marine organisms (eg mussels, lobsters)? Nature based solutions are also more likely to be permitted. Working with engineers, I have designed reef modules for ocean deployment that create habitat while also protecting the coastline, and would be happy to provide additional details for this type of work.

Thank you for your consideration and I would be happy to discuss further or provide additional information as helpful. I look forward to learning more and continuing this discussion.

Thanks for the very thoughtful email. Just a few quick responses here (as I'm traveling right now), but happy to drill into any of this with you. I'd also encourage you to attend one of the listening sessions (dates still being confirmed), which would give you the opportunity to voice these thoughts or any other concerns or suggestions you have.

Environmental and engineering consultants - Our design firm KMDG will retain any consultants needed to ensure design components are feasible and permissible. Mark Klopfer is a Marblehead resident who served on ConCom, so he has a background in these issues. And yes, all design components will be vetted from an engineering perspective.

*No, we have not considered reef modules. Perhaps you can send me something to read. *

11. 3/24/25 - I will fill out the survey. We have been members for about a year. We were immediately assessed. We knew that in advance and did not have a problem with it. We certainly do not mind contributing.

However, reading the below, is another assessment in our immediate future? As a 55 year old woman with no children who live at home, what exactly does this mean? What sort of assessment are we talking about? Another assessment right after the first one? Does a 10-Year plan mean no more assessments for 10 years? I'd like to understand what I am getting into financially. I joined the club for sailing yet cannot easily launch a dinghy or have dry mooring.

We just moved here full time and plan on enjoying the club this summer.

I have belonged to numerous yacht, tennis and golf clubs around the country. I'd really like some transparency rather than speculation about what sort of assessments our future holds. I don't mean to be difficult but for me to fill out the survey properly, I need to understand what we are looking at.

12. 3/26/25 - The work you did on the 10 Year Capital Plan was excellent!! Bravo / Zulu in David Graham speak.



After looking at all the work that might be done, I tried to figure out the cost and then the financing. I have been involved in many capital plans and financings for healthcare organizations (\$2.5 Billion) from 1978 to 2015. I was curious how much it might cost. I was curious how it would be financed. How much debt would the club consider? I did a quick and dirty debt financing to see what might happen.

Who would be the beneficiaries? It will be future members. If you do what is needed, it would probably be done incrementally but still involve as much of the total plan as possible. I look forward to the next year's assessment of the plan.

Thanks for doing this and unretiring yourself.

13. 4/15/25 - Dear Commadore

As an international member it has been many years since I have been able to visit the club – something I will, one day, rectify! Whilst I am in the UK, I am following the development plans of the club with interest, it is great to see an organization willing to invest in the future for the good of its members and also for the good of the sport.

I am also a member of the Royal Ocean Racing Club in the UK who have recently redeveloped their Cowes clubhouse, development that will only enhance what the sport gives us. The development and vision in Marblehead will, I am sure, be a positive thing for all those involved, and I look forward to seeing the results. My introduction to the CYC came through Ted Agne during the time that the club hosted the Global Challenge Round the World races in 1996, 2000 & 2004, it is a privilege to be a member (albeit from afar!!) and I wish you all the best with your 10-year plan.

14. 4/15/25 - I have to admit, after reading the whitepaper, it was intimidating to do the survey. A complicated puzzle. But emphasizing the 4 minutes put me over the hump and it is now complete, with an appropriate emphasis on competitive sailing and some tennis too.

One area where I may differ from others is on priority for a "sailing center" such as was done at EYC and NYYC over the last 10-15 years. In my view, the sailors should feel comfortable and welcome to use the main yacht club for social activities. Deformalizing the dining room and adding the harbor bar, and opening the connection to the trophy room for circulation has been so important for that. Still room to go to change the culture, but that is happening with time. I happen to like the "no cap, no cellphone" rule, but one day maybe eliminating or relaxing that will be what it takes to fully welcome younger sailors into the clubhouse, instead of banishing them to a basement bar. To that end, however, a dedicated and extended platform over the rip-rap would be a great place for more casual regatta parties, weather permitting.

15. 4/24/25 - Kim, I am looking for the date and place of the forthcoming feedback meetings that were discussed at the opening meeting but cannot find it on the club's site. I believe that the first one is coming up soon, right?



There have been a couple of commodore letters with the dates, and you are about to get a club email. Below is the info that email contains. Sorry you had to search for it. We probably could have done a better job. But there should be notices springing up today around the club as well. Please reach out with any additional questions.

16. 4/30/25 - Kim / Karl, I first want to say how well you both did in the presentation last night. I thought your responses were thoughtful, pointed, yet receptive at the same time. Nice job!

I too was a bit disappointed with the turnout. I hope to see more on THU and SAT.

The one add I see for the notes is that someone mentioned that they want to make sure that Junior and Competitive Sailing Members (I think) should pay their full share as this 10-year plan will benefit them and their families the most. I believe the background on that statement was that the member did not believe that these younger members had to pay or fully pay the assessments on the Yellow or Blue House.

17. 5/2/25 - Kim, et al, Good call:

Yesterday's Zoom call brought the following clarity of mind as we moved through its process, and heard the attendees' feedback. Here is what I see at this point:

Feedback:

- The purchases of #14 and #17 placed the CYC on a trajectory with a horizon that prioritizes acquiring the white house for its completion.
- Not owning #14 and #17 would have placed the CYC on a trajectory with a horizon that would prioritize upgrading in addition to maintaining what otherwise exists as opposed to what could be.
- The white house next to the Brehob property (#14 if memory serves?) looks like the rate limiting factor that creates a boundary to planning major campus developments that would not need to be materially undone should the white house become available.

In the meantime, we have a pressing need to upgrade, beyond maintenance, what already exists.

Suggestion:

What does the committee think of the idea of creating two plans instead of a single plan, so that we can give members both a horizon plan that we can fund for the future, as well as a boundary plan that we can implement in the present? The first plan assumes that the Club owns the white house and presents major developments. The second plan assumes that we do not own the white house within the 10-year time frame, and focuses on fixing what we already have in such a way that it does not have to be undone when the white



house becomes available, and in the meantime creates a fund that builds up the cash that may be necessary to buy the white house when it becomes available.

Creating these two plans should also help maintain strategic coherence for Commodore to Commodore over the next 10 years, and beyond.

I will join the meeting on Saturday.

18. 6/5/25 - Hello. I am just wondering in random order: 1) Why is the pool closed for what may very well become a week? I wonder what new members think? Keep in mind that it was closed for 4 days last summer. 2) In light of the manager's recent email regarding full capacity with club events as well as member private functions, why isn't the first priority members' individual/family dining with cafeteria-style, creative, ever-changing menus and reasonable pricing as opposed to a flat fee? 3) Have you noticed the number of seagull droppings on the brand new tennis courts? Who's in charge of removing them? They are not only an eye soar, but they tarnish balls and are unsafe for traction. 4) Is anyone aware that the tides are rising with the onslaught of intense global warming, not to mention tidal surge during hurricanes and/or Nor'Easters? Are we blind to rising insurance costs and the probable loss of a pier that is so intrinsic to the club's cause? 5) Where did the "old" pool chairs go? Were members asked if they wanted them? [I suspect that they were donated somewhere in lieu of member input.] So many questions about the existing property ... and we are investigating a new and revitalized campus that will, in all likelihood, cost millions and millions of dollars? Are we prepared to handle the care of upkeep and maintenance of this grandiose plan? [Witness the unforeseen/neglected/extravagant cost of replacing the HVAC system at the high school to the tune of some \$15m.] My personal opinion is that we need to spend more time on WHAT WE HAVE and not on WHAT WE DO NOT HAVE. Just the thought of the amount of money and time that has been spent to-date on this "big, beautiful plan" is scary, and I hope that (a) maintenance and membership usage issues around and in the club will be better addressed and (b) some of the recommendations for this extravaganza will be duly and cautiously tempered.

I want to thank you for your input. As you know, we are always faced with challenges and as a leadership team, we are doing our best provide the best experience possible for the members.

I understand your frustration with the pool. Salvatore has sent out several emails addressing the situation, so I am limited on what else to provide from a historical perspective. I can say that the new motor that runs the primary circulation pump has arrived and is scheduled to be installed tomorrow. It is our hope that the installation will go smooth. Salvatore will continue to update the membership as details become available.

As we kick off the season, our event calendar filled up fast. To ensure the club can support these events/private functions/etc... and still provide the membership with a quality experience, management has put in place function standards to ensure quality and



improve operational efficiency. It is our hope that this is a win-win for everyone. For me personally, I have been very impressed with the quality of both the food and service. I hope your experience has been just as good.

I wish I had a good answer for the seagulls, but I don't. I know that Anthony as well as the facilities teams are challenged by the flying rats. If you have any suggestions, I am all ears.

The bridge and staff are aware of the issues facing the main pier but thank you for reinforcing the importance of this issue.

As for the pool furniture, we sold half and donated half. The EC approved this and felt it was the most equitable way to dispose of the old seating.

Maintenance of our existing assets is one of the primary drivers behind the creation of a 10-year plan. It is the first pillar of what will be the final plan. It is for this reason that we implemented a maintenance management system. We have inventoried all the club's major assets and given them an expected life. With this, we should be able to project our maintenance expenditures over the next 10-years. That said, this is a work in process. The Plant and Facilities Committee is working to refine the inventory and get tighter around what is needed to maintain what we have. Rest assured, this will always be the first pillar of our plan, but it is not the only pillar. To prepare for aspirational enhancements to our campus, we must understand what the opportunities are. We went through this exercise several years ago with the club house, and we are now going through a similar exercise for our campus. Once concluded, we will be able to design our 10-year plan to include required maintenance as well as strategic improvements to our clubhouse and campus that are laddered and thoughtfully timed. The final pieces of the plan include governance (ensuring the plan stays on track) and finances (ensuring the plan is appropriately funded). As a team, we have done our best to include the membership in what we are doing and will continue this until the 10-year plan is ready for a vote.

I hope this provides some additional insight into your concerns, but if you have additional questions, please let me know. -Karl'

19. 6/16/25 - Hello, Thanks to everyone on the team who is working so hard to develop the 10 Year Plan. I appreciate the opportunities to provide input via the excellent survey and follow up sessions.

I would like to attend the July 1st virtual meeting, but am unable to due to the holiday week, with guests in town. I know of others who have holiday and travel-related conflicts as well. Is there any chance an additional date could be offered? Especially if attendance is not as high as hoped.

Thank you for considering it.



Thanks so much for the email.

I think we have you covered. First, the July 1st session will be recorded and available to watch at any time starting a week or so after the session. You'll find it under 'Resources' on the 10-yr-cap-plan link on the CYC web site.

Second, the designs will be displayed in the club for much of July and August, so you'll have ample opportunity to look them over, form a point of view and comment via this email (10yearplan@corinthianyc.org).

Finally, our design firm KMDG will hold another session in September (as yet unscheduled) to solicit member input on the design options, so you'll have the option to attend that and register your thoughts then as well.

Thanks for reaching out, and please let me know if you have additional questions or comments.

Thanks so much for your thoughtful and quick reply! I am so glad to hear the July 1 session will be recorded and available to watch later, which I will do.

Again, I truly appreciate the thought and care (and time!) you are putting into this project, with many opportunities for members to learn about it and provide input.

Warm regards.

20. How many members responded to the survey?

417 Members