



## BOARD MEETING MINUTES SOUTH ORANGE COUNTY BRIDGE CENTER JANUARY 29, 2021

ATTENDING: Susan Bristol, Cassie deYoung, Joop Doorn, Frank Grossman, Dianna Hoffman, Jay Nuccio, Marshall Pearlman, Richard Picheny, Gail Schneider, Gale Senter, Dan Thorkelson

Frank Grossman called the meeting to order at 3:35 PM.

### **Appointment to the Board**

- Suzie Demer has resigned from the Board.
- Dianna Hoffman graciously offered to volunteer to step up and fill the role of Treasurer. The Board thanked Dianna and unanimously approved appointing Dianna Hoffman to the Board.

### **Real Estate/Lease**

- A discussion of our current lease, physical location and current/future needs took place.
- The immediate question is do we continue to pay half rent in exchange for a 1 month lease extension, or, do we start paying full rent with no lease extension which would allow us to satisfy our obligation by December 2021.
- The Board agrees that we will not see the table count we saw prior to the closure of the club in March 2020. We have lost members due to death, relocation and many members may decide to continue with online bridge and not return to the physical club. Staying at our current location until the end of our lease will allow us to better estimate our space requirements in the future.
- Cassie reported a conversation she had with Laura from the city of San Juan Capistrano. Laura confirmed our club would be permitted for use at the Capistrano Business Park. Cassie reported that the city said the club would meet zoning for this area and wouldn't challenge our parking needs.
- The issue remains the number of parking spaces required for club operation. Parking is generally allowed at the rate of 1.7 spaces/1000 sq. ft. A 5,000 sq. ft. space would get 17 spaces. At our current space, we were able to get the additional spaces we needed with the addition of street parking and arrangements with nearby churches.
- Cassie suggested that if we were to move the club the parking would be up to the landlord and we should obtain a lease provision to allow for additional spaces provided by the landlord.
- After additional conversation of the pros and cons, a vote was taken and the Board voted to continue to request 50% rent for a 1 month lease extension. According to Jay, this must be requested on a monthly basis.

The meeting was adjourned at 4:15 PM.