



**BOARD MEETING MINUTES  
SOUTH ORANGE COUNTY BRIDGE CENTER  
NOVEMBER 3, 2021**

ATTENDING: Susan Bristol, Joop Doorn, Dianna Hoffman, Frank Grossman, Linda Jonas, Richard Picheny, Gail Schneider, Gale Senter, Dan Thorlakson

NOT ATTENDING: Jay Nuccio, Marshall Pearlman

GUEST: Cassie deYoung

The meeting was called to order at 4:09 PM.

**President's Update**

- The recently held SOCBC NLM Sectional was a success.
- We had a total of 22 tables on Saturday and 15 tables on Sunday.
- Next year, one or more of our directors will direct.
- Gail Schneider will follow up with ACBL to see when the results will be published.

**Treasurer's Report**

- The latest financial statements will be distributed when they are available.

**Approval of Board Meeting Minutes**

- The minutes of the Board meeting held on October 13, 2021 were unanimously approved.

**Club Manager Report**

- A Director is needed for the December Unit game.
- We will run an upgraded club championship for our Unit game this month.
- Based on table count, club championships offer double points; Unit games offer double points and Upgraded Club Championships pay up to triple points.
- We will not be running any charity games this year due to the increase in table fees we are charged.
- STaC week will be held in December.
- The Special Events Schedule on the ACBL website shows that special events are to be determined.
- The November calendar is up on the website.

**Elections**

- Voting for the Board of Directors will be held from November 15, 2021 through November 22, 2021.
- Voting will be conducted both in person at the club and online.
- The candidate biographies have been posted on our website and at the club.
- Gary Waldron has graciously offered to count all votes.

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**Real Estate**

- Gale and Joop looked at a property also owned by our landlord on South Ortega, parking is problematic and is allocated at the rate of 3 spaces/1000 sq ft leased which is insufficient for our needs.
- Joop looked at some other sites but they are all problematic. Locating an appropriate property is proving difficult. The biggest concern is the amount of parking and getting a business license from the city.
- John Jonas measured the internal space of our current location and it differs from the BOMA measurements quoted by the landlord.
- BOMA measurements are used in office space and leasing includes tenant improvements. BOMA measurements are a standard type of measurement used to determine the rentable area in a building and generally also include a portion of common area. There are published standard methods of computing BOMA used in all commercial office space.
- Greg Hanson is working on financial projections to help us determine income, assets and affordability of leased space.
- Richard looked at a shopping center located at Crown Valley and Alicia. The space is a former taekwondo studio. It is located on the backside of the shopping center.
  - It is roughly 3100 sq ft and would hold an estimated 30 tables. It can be rented for \$1.50/sq ft + \$0.45/sq ft for common area maintenance. However, we would need to pay for all tenant improvement including bathrooms and kitchen facilities, etc. We estimate that they would cost in the range of \$60K-\$100K. Tenant improvements in a reduced space in our current location would be minimal.
  - Parking may be okay.
  - It was decided that the cost including tenant improvements will likely be similar in cost to current space.
  - It was felt that we might lose players as it is not as convenient as our current location. Plus, we'd have to complete tenant improvements, file for permits, etc. and it would be laborious.
  - Cassie deYoung reported she is familiar with the place and finds it dilapidated, the parking lot is in disrepair and the lighting in the parking area insufficient.
- There is nothing in the former space we had in Dana Harbor. Rental rates there were \$3.75/sq ft downstairs and \$2.50/sq ft downstairs.
- Discussion was held about staying in our current space but reducing the amount of square feet leased.
  - We are currently paying approximately \$11K in current rent. If we kept the larger two of the three spaces we have rented, our rent would be \$8500. If we take the 2 smaller spaces our rent would be \$7600.
  - Under current terms our rent would increase by 3% each year. The tenant protections in our current lease will be maintained.
- We will continue to look at alternate spaces and wait for Greg's financials projections.
- We must give notice to our current landlord by December 22, 2021.

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**Holiday Party**

- Registration for the Holiday Party is now open and has been announced in our website and posted in the club.

**Virtual Club Update on BBO**

- Susan Bristol shared the recent updates made to running virtual club games on BBO.
- Undos are now enabled for virtual club games if the Director so wishes. The feature is automatically disabled unless turned on by the Director. The ability to allow undos is discretionary and based on club policy. The Board voted unanimously not to allow undos at a virtual club game.

**Education**

- Mark Itabashi's class has 60+ registrants.
- Sharon's game will be advertised as supervised play.
- Some of the teachers have requested more white board space on the larger side of our club. The Board voted to delay this until we have determined our next location.

The next meeting will be held on Wednesday November 17, 2021.

The meeting adjourned at 5:35 PM.