

INSIDE THE LINES

The Quarterly MTC Newsletter

MTC President's Message

MTC President: Rob Ahearn

We are now at the halfway point of my tenure as your MTC President and I am happy to report that the club is in very good shape. I'd like to take a moment to thank everyone from our excellent staff to our amazing member volunteers who work hard every day to keep our beloved club working smoothly, keep our grounds in wonderful shape, and to continually improve our member experience. Specifically,

- Our MTC Memorial Day Tournament was probably the best event we've ever run here.
- The MTC Junior Tennis program is now the best in the county.
- The MTC Summer camps were a big success.
- The Rafa Nadal Academy clinics were a great week of tennis instruction for the entire local tennis community.
- Calcutta Auction Party was a ton of fun and we hit an all-time high in team buying amount!
- The Calcutta tournament was a huge success and led to great community building among our members who participated.

- Brand-new controlled-entry front entry gate for greater security is now operational.
- Added security in the parking lot via new cameras, signage and occasional security guard presence.
- Brand-new entry trellis is completed, giving the entrance a major facelift.
- Twilight Mixed Doubles on Wednesday evenings was introduced which has quickly become a very popular event!
- The marketing and communications of club events and news has dramatically improved thanks to the hard work of our Marketing Committee members.
- Many new members joined the MTC family!
- MTC was named by the USTA one of 50 Premier Tennis clubs throughout the country!

But I believe the one thing that has had the biggest impact on the club is the (re)opening of our very own MTC Café. Chris and William along with their new kitchen staff have worked extremely hard to revamp our kitchen facilities and take over the café service. I am

MTC CORE VALUES

Joy of Tennis
Friendships
Community
Competition

Newsletter
Publisher: Fred Saland
Co-publisher: Miles Schulist
Editor: Sarah Blevins



“We are making some very big improvements in one key area, club communications.

- Robert Ahearn
MTC PRESIDENT

happy to report that the consensus from members is that they have knocked it out of the park! Menu selection is great! Hours of operation are great! Quality of food is great! Service is great! And they were able to open the kitchen within days of the kitchen being turned back over to us – which William constantly reminds me that I didn't believe was possible. Boy was I wrong. I truly believe that the reopening of the MTC Café has had an extremely positive effect making the Club once again the very popular social hub for members which is helping tremendously to build a strong community here at MTC every single day. Thank you so much guys.

In the coming months there's more great things in store for us such as the café menu growing to include breakfast all day and a wider-range of lunch and dinner offerings, the official launch of Friday night high level tennis exhibitions that will be tied to food and beverage specials, and a brand new MTC website.

With all this great news we still do have our challenges. I want you to know that the BOD and the staff are constantly working hard to continue to upgrade the grounds, operations and services to improve your MTC experience. As you know I welcome any suggestions, criticisms or compliments on how things are going. You can reach me at one of my monthly President Courtside Chats or you can email me mtcboard@marintennisclub.com.

And finally, as we all know in the coming months Chris will be retiring as our GM and the torch will need to be passed to our next club GM. I will save the “good-byes” for Chris for the first part of 2024 but in the meantime I do want you all to know that the BODs and the GM Search Committee is hard at work identifying candidates to find the right person to lead us into the next chapter in our club's incredible history.



Greetings to my MTC Family,

Can't believe we are already at the back end of 2023 and heading into the year end holidays. By the time you receive this edition of "Inside the Lines" Calcutta will be complete, and my crystal ball is telling me it is going to be one of the best ever! First time in the history of the event that all the captains are 4.5 male players! What an evolution for the MTC Calcutta to have such a high-level among the participants. I am sure Murry C. and Nancy D. are looking down on MTC and are very proud!

Right around the corner is our annual Holiday Event celebration and your Social Committee is busily planning on a spectacular celebration. Set the date aside, Friday December 1, to be held at your clubhouse.

As you may or may not know, I had planned to retire from club management at the end of November of this year. USTA National reached out to me in June to share a new program they are developing called The USTA Premiere Facility and that Marin Tennis Club was selected as one of fifty in the Nation to receive this recognition. Facilities were rated in six categories:

1. Participation
2. Certification & Continuing Coach Education
3. Programming
4. Facility Operations
5. Customer Service
6. Community Engagement

MTC received the highest marks across the board in every category which is a true testament to our club facilities, members, staff, and management! The USTA is releasing this program nationally next spring and requested that I see this through the launch date. So I have postponed my retirement to sometime next year with the unanimous approval of the Board. In closing, I want to thank the membership for embracing and supporting our new in-house food and beverage operations. Kudos to William and his staff for the endless hard work to bring it all together. It brings me great pleasure to see the clubhouse and patio buzzing again as players are once again staying for food after they get off the tennis courts. There is much to look forward to as our kitchen team becomes more familiar with the operations. Weekend breakfast, team platters, daily specials, and Friday dinners to go to just to name a few. With the year's end around the corner, I want to wish all MTC members and their families a safe and joyous holiday season, and thank you for the opportunity to serve as your General Manager for a little longer!

Chris



News from your Librarian and The MTC Book Club

Your MTC Book Club met most recently on Thursday September 7th at 2:30 in the afternoon at MTC in the Clubhouse Conference Room. The subject of the meeting was a discussion of the Club's current selection, "A Gentleman in Moscow" by Amor Towles. The discussion was led by Rob Cochrane.

Book Club membership is open to all MTC Members and all are welcome to join our periodic book discussions. The Book Club chooses a book to read at the end of each meeting. The frequency of each meeting is largely dependent upon the estimated time it will take the Club members to read the selection chosen. On average, it is expected that the meetings will occur about every six weeks. There is no cost to join except for the cost of the selected book, which is often available at a local library.

If you are interested in joining the Book Club, please contact Marty Marks at martymarks444@gmail.com or by text or phone at 628-237-8006.

The MTC Library's bookshelves are chock-a-block full of wonderful books for you to read. We still have some room on the shelves for some more books if you have some you'd like to contribute.

The Library rules are very simple: Browse, Choose, Take and Read.

And speaking of reading, the Club still has some copies available for purchase at the front desk, of the beautifully illustrated:

"Marin Tennis Club - Its History - Its People"

If you haven't gotten your copy, do it now, before supplies run out.

Marty Marks, Librarian

The New "Book Nook"

Marty Marks and Terrye Light have volunteered to be the MTC Librarians . . .

They're collecting books from our members to be available to all. The "stacks" will be located behind the court schedule wall.

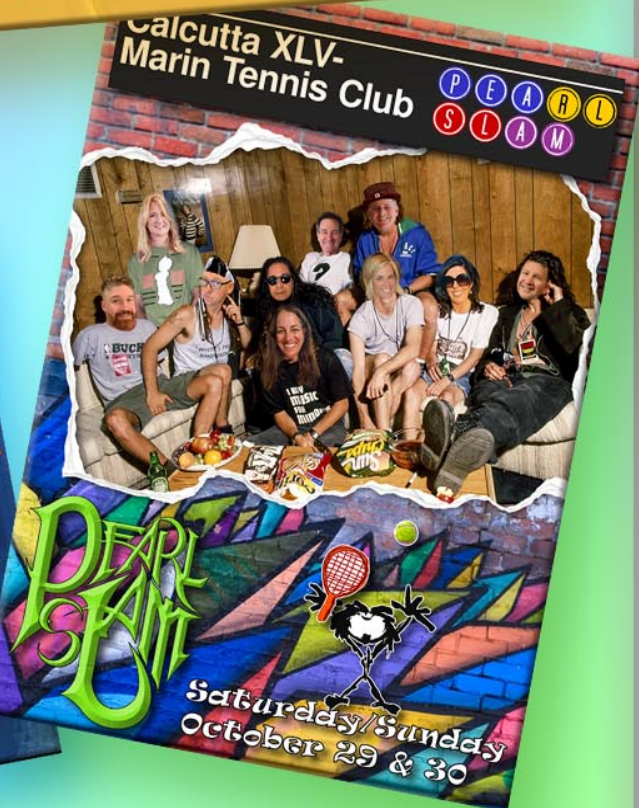
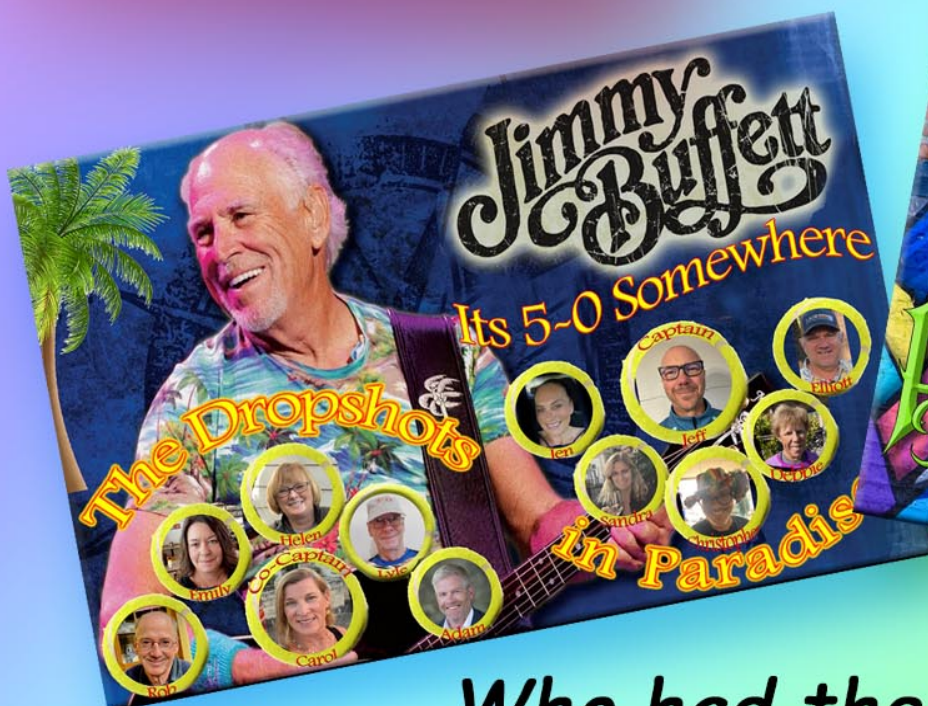
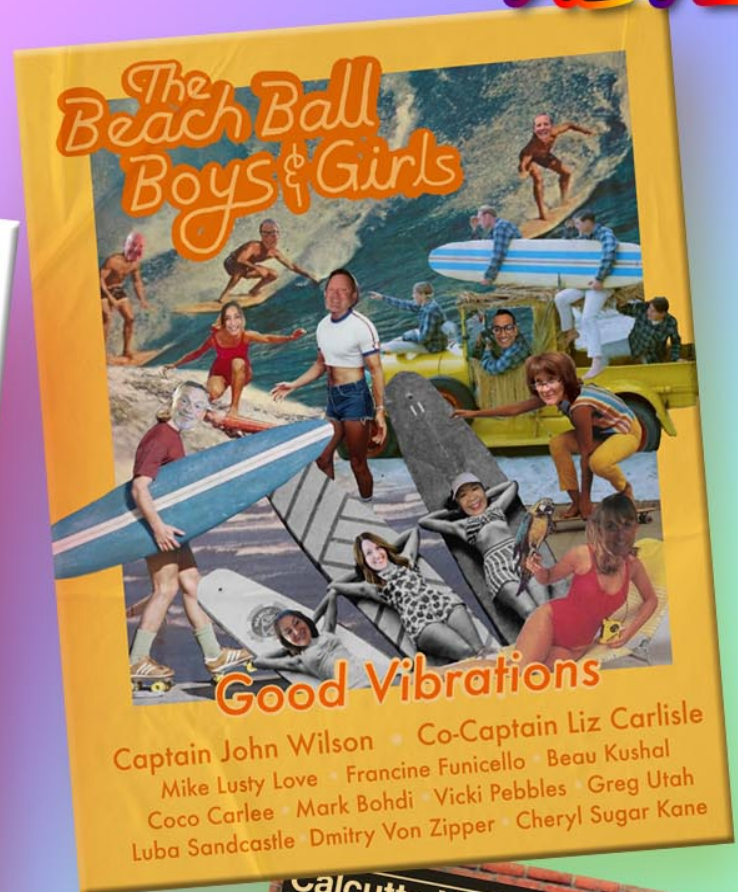
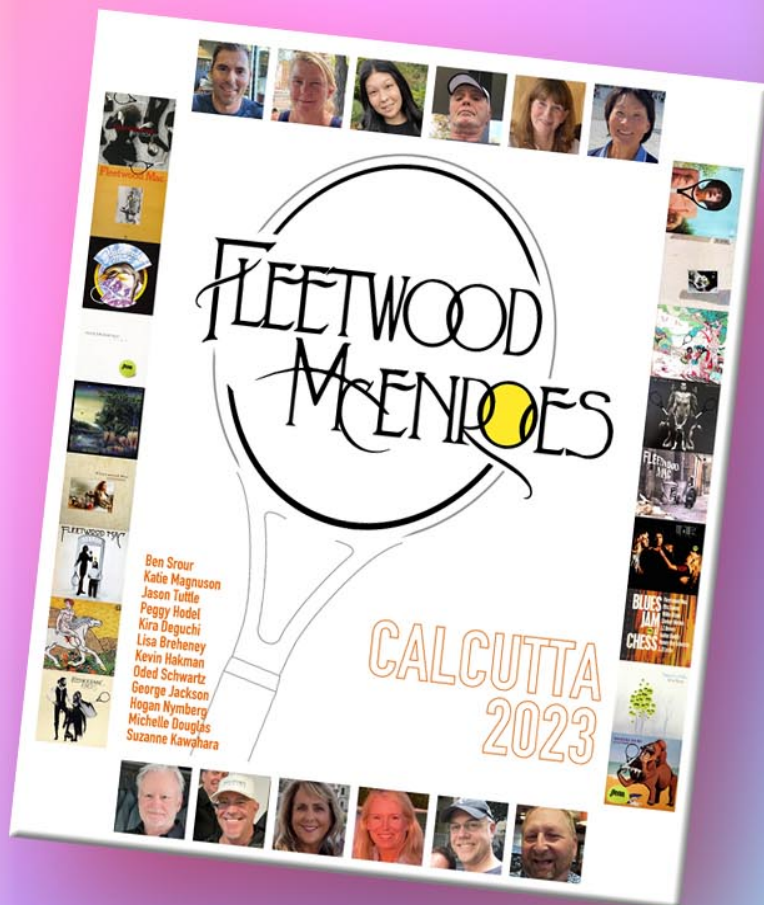
The rules are simple:

You have a book, leave it on the shelves.
You want a book, browse and take what you want; return when you can.
All subjects, hard-cover, soft-cover, in good condition.



The competition started weeks before the first volley.

CALCUTTA XLVI



Who had the best poster?

Calcutta XLVI *The Winning Team*

The Jimmy Buffet Parrot Heads

Captained by Jeff Birkenseer

Co-captain Carol Treadway

*Parrots: Chris Brewer, Elliot Magnuson,
Jennifer Holmes, Emily Birkenseer,
Debbie Miskell, Helen Clark, Lyle Cowen,
Rob Cochran, Adam Fliss, Sandra Scott*



Thanks to these members for hosting Wednesday Twilight

- 8/02 Liz Tabussi and David Naegle**
- 8/09 Birt Phejtrakul and Margo Holt**
- 8/16 Anton and Masha Stryhas.**
- 8/23 Jason and Jennifer Holmes**
- 8/30 Susan Ferrington and Jay Trimble**
- 9/06 Bee Tan and John Shields**
- 9/13 Derek Boorse and Molie Malone**
- 9/20 Michelle Verloop and Rob Ahearn**
- 9/27 Joe Rusbarsky and Joe Adams**
- 10/04 Katie and Elliott Magnuson**
- 10/11 Liz Collins and Rob Cochran**
- 10/18 Jamie and Tassos Papadimos**
- 10/25 Jeff and Emily Berkinseer**
- 11/01 Kristin and Drew Morrell**
- 11/08 Trudy and David Shepard**
- 11/15 Andy and Linda Gordon**

Holmes Burrell Real Estate

This adult libation is
Graciously sponsored by
Jennifer and Jason Holmes

Enjoy the extra special Bloody Mary
made with Sonoma Coast Spirits.



One free to players
\$5 for on-lookers

Two great sponsors who manned the cocktail station.

Sotheby's

INTERNATIONAL REALTY

YOUR LIFETIME
REAL ESTATE
RESOURCE

These wonderful Mimosas
are sponsored by
Jeff & Emily Birkenseer

One free for players
\$5 for on-lookers



Expanding our MTC Communications Team

The MTC Marketing Communications Committee (MCC) is introducing this fall our own QR Code system for easily accessing Club News! Miles Schulist, son of Kim Schulist has created this program for us. Miles is a student intern serving on our committee. He is talented, energetic, knowledgeable and creative! Look for the code on table tops!



MCC is also introducing Fred Saland as the Internal Communications Manager. Fred takes news and creates slides and posters for distribution to the members via monitors, website, app and QR code systems.

The MCC works with all committee activities and club events wishing to communicate their activities with membership. Members wishing to join us need only reply to Linda, Fred, or Miles.

What's a QR Code: it is a graphic image which can be read by your phone camera much like the bar-code at the supermarket. It stands for *Quick Response* and can encode all sorts of information, but mostly commonly when implemented will take you to a specific Internet site, such as MTC's home page.

Linda Gordon

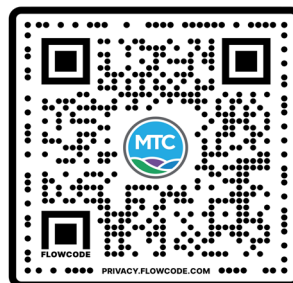


lkrgordon@comcast.net

☎ 415.686.0060

Please send all your MTC photos to our MTC Drop Box so that Missy can share them with our membership and social media.

MTC NEWS!



SCAN ME





MTC Finance Committee Update

STUART KEIRLE



MTC Finance Committee Team

Chair: Stuart Keirle

Members: Frank Battatt, Terry Cush, Ron Stolowitz, Norma Brewer Peggy Hodel, David Wilson, Vlad Matyurin

As we move into the fall, it's time for the Finance Committee to start the annual budget process. The goal is to have the club operating budget for 2024 in place and signed off by the FC and the Board by year end.

The approved budget provides a yardstick as we go through 2024. Every month the FC receives and reviews the prior month's financials, which includes a comparison to budgeted numbers for the month. Variances, favorable and unfavorable, are noted by the GM and become part of the FC monthly meetings, where recommendations on how we might move back to budget are discussed.

The MTC operational budget is relatively consistent, with the main drivers for revenue being a good estimate of likely membership and, following recommendation from the FC and approval from the Board, the proposed monthly membership dues for 2024.

The GM and Controller prepare an operations cost budget driven primarily by anticipated number of employees and related costs, plus any anticipated cost increases and potential savings for utilities and maintenance.

Non-operational revenues and expenditures, primarily new member installation fees and payment of refundable memberships plus an annual depreciation charge, are shown as "below the line" items. In the past few years (post COVID) new membership fees have been significant.

With the new Tennis Program started in 2023 and exciting tournaments and summer programs, the GM and our Tennis Director will complete a separate budget, which once approved by the Board will roll up into the 2024 Club Budget.

A similar exercise will be completed for our revamped and now in-house food and beverage program (MTC Cafe).

As I said in our last newsletter, financial matters can be boring, but planned well can make for a very strong and solvent association of friends and colleagues.

Sincerely,

Stuart

Congratulations to

Marin Tennis Club



Thanx to the tireless efforts of management, the pro staff, (and our members), MTC has been awarded the very prestigious "Premier Facility" designation by USTA. We are one of only two in Northern California.



*(A little secret:
We don't actually
use pickles)*



Come Play with Us

Court 12
Every Sunday, 2-4p
We'll supply the racquets
and instruction





MTC Tennis Committee Update

Co-Chairs: Jamie Papadimos and Mollie Malone

Dear MTC Tennis Community - The Tennis Committee has had a very productive summer. In addition to our usual team formation and captain selection tasks, we worked on the court reservation system. This entailed a member survey which essentially said the online reservation system works fairly well, a few drop-in courts are ok, not much interest in challenge courts. The one comment we heard over and over was that you could not find a court online but there were many courts available if you showed up.

TC agrees and has long felt the court reservation system needs updating and consequences for "no shows." To this end, the committee drafted a proposal for the board which states there shall be no show fees which escalate with number of occurrences. The board approved this and was implemented as of October 1.

As for team formation – Yup, it's time again. Chris sent the Call for Captains for 40+, 18+ Mixed and 65 teams - please step up to captain. We've had some new captains this year and it's been great! Registration opens November 5, closes a month later and play begins in January 2024!

We have also had some changes to the Tennis Committee members. First, Mollie Malone is now the co-chair with me. I've really enjoyed working with her and having a partner - TC is a pretty big job!

In other news, Amy See was kind enough to rejoin us; Jerod Mah continues as our 5.0 rep, Chris Trepte-4.5, Mike Lustenberger, Dave Hirschkop, Francie Burkhard and Kris Hinckley all 4.0, Elliott Magnuson, Andy Fremier, Marlies Zeisler, 3.5, Em Lieginger 3.0 - We could use a men's 3.0 rep! And last but not least, John Michelson - our non-USTA representative.

USTA FAQ - We see this one every season. The opposing captain says they cannot field a lineup and thus will forfeit the entire match. This is not allowed by the USTA and will result in a loss for BOTH teams and possible sanctions. At least two lines must be played to constitute a legal match. So, if you're a captain and you are presented with this scenario - it's inconvenient and unfair but you will have to work with the other captain to get at least two lines played on another date.

Finally, please feel free to reach out to any of us on the Tennis Committee with your thoughts and concerns - we are your representatives and appreciate your input.

Happy Fall from your TC!

Q: What is the MTC guest policy?

A: A non-member may be a guest twice a month or 24 times a calendar year.

Q: What is a team practice?

A: A team practice may be held once a season. It must be scheduled through the office and include ALL team members.



MTC Tennis Director Update

This past summer brought many tennis activities to MTC!

Summer junior camps were a great success with many families recognizing the beauty of our club and appreciating the opportunity to enjoy the courts, café, and pool. It was great to see many smiling (as well as very tired!) faces of kids after long hours of playing tennis and swimming. We had 10 member families and around eighty total campers participating in the camps throughout the summer, and I am looking forward to build on this success next year.

We fielded as many as 13 USTA teams during 18&Over doubles and 40&over mixed seasons this summer with many of them participating in play offs and some making it to sectionals, including 8.0 mixed and 9.0 mixed teams. It is amazing to see how much support and encouragement every MTC team gets while playing on the home courts!

We reintroduced Twi-Light Mixed Doubles social on Wednesdays. This free and super fun weekly event brings all levels and personalities together and helps players find a good game. Feel free to sign up online next time you are looking for something fun to do on a Wednesday night!

Once again, Sadie Hawkins event was an awesome gathering of friends and partners. We had 16 mixed doubles teams squaring off in two different divisions to decide the best players and just have fun! Group Samba was topped by Karen Loebbaka & David Neagle while Emily Bell & Sam Wexman were victorious in Group Tango.

A busy and productive summer gave way to an eventful and exciting fall. I hope everybody enjoyed watching the US Open, especially the

lucky ones who travelled to New York to see it live. This was a particularly notable tournament for American tennis, featuring three American men reaching quarterfinals for the first time since 2005 as well two American women among semifinalists, and Coco Gauff capturing the title. Meanwhile at home, multiple MTC players wrapped up their performances at Hal Wagner with several outstanding results (go, Lisa and Jeff!).

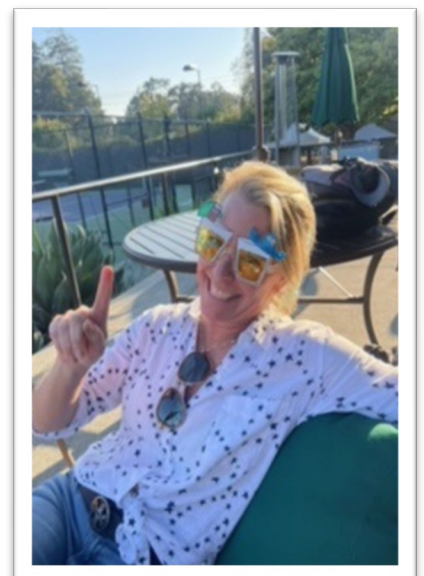
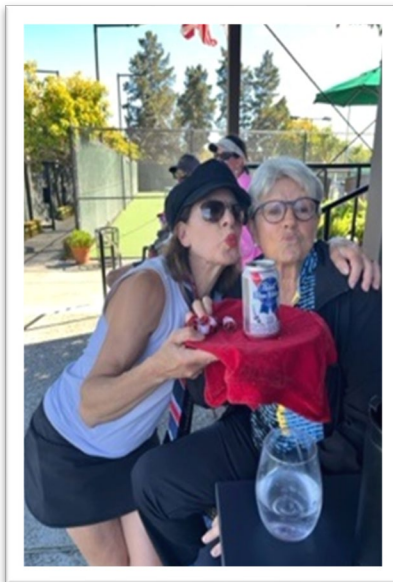
Calcutta did not disappoint and proved to be yet another amazing event for the entire membership with an outstanding choice of a theme and an impressive lineup of players. It was a celebration of great tennis and close camaraderie with team Jimmy Buffet grabbing the final prize. Enjoy the rest of the fall and this amazing weather we are lucky to experience!

If you are looking for individual lessons or clinics with predetermined players, feel free to contact me at tennisdirector@marintennisclub.com, and both coach Sam and myself will be happy to accommodate you. See you on the courts!

Anton Strayhas
TENNIS DIRECTOR

Scenes from Calcutta XLM

Witnessed and recorded by Missy







MTC Social Committee Update

Co-Chairs: Karen Loebbaka & Liz Tabussi

Members:

- Liz Collins,
- Cliff Crowder,
- Germana Fabbri (new member!)
- Linda Gordon,
- Wendy Jennings,
- Whitney Johnson,
- Katie Magnuson, Carrie Peters, Fred Saland, Luba Shveyd,
- Reese Stubbs,
- Carol Treadway
- and Liz Zweben (new member!)

Your Social Committee has been busy planning lots of fun events. We're going to reprise our great GAME NIGHT/ CHILI COOKOFF for late this month or early November.

Here is a brief calendar of events:



**Liz Tabussi &
Karen
Loebbaka**

Up-Coming Events

Fall/Winter Ladder	Registration open Oct 1st
contact Larry Larscarp333@yahoo.com or Anton	
Halloween Party	Friday, Oct 27th
MTC Fall Championships	Saturday-Sunday, Nov 11-12th
Beat the Pros	Sunday, November 19th
MTC Holiday Party !!!	Friday, December 1st

@ Home



Liz Tabussi and Karen Loebbaka are the Chairs of the Social Committee and are looking for more members to help! Please consider joining us! We're a fun (and social) group. Send an email if you would like more information.

Welcome new members

What's New - Who's New Let's Welcome our Newest Members

The Hageys: Allison & Noah

Brooks, Jolie, & Eva, as seated

Contact: Hagey@braunhagey.com

Allison@braunhagey.com

Allison 3.0 and 40+

Noah 3.5 and 40+

Sponsor: Adam Fliss



What's New - Who's New Let's Welcome our Newest Members

Craig Allison

Craig (high level 4.0) hails from

Mt. Tam, as did another new

member, Steve DeMartini.

We got a great two-fer, getting 'em both.

Contact: craiga1128@gmail.com

415.706.1096



What's New - Who's New Let's Welcome our Newest Members

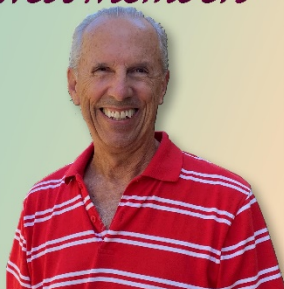
Steve DeMartini

joined us this month.

He's a 4.5 player and wants
to get some games going.
Perhaps the photo indicates his
sunny disposition (other than
on line calls)

s.demartini@comcast.net

415.419.9490



What's New - Who's New Let's Welcome our Newest Members

Birt & Family

Birt, Tong, Amara,
and Anais

Birt's not only a great 4.5
player, but a darned good chef...

Contact: Pramote.Phej@gmail.com

617-794-4459



What's New - Who's New Let's Welcome our Newest Members

Kushal Chakrabarty

Kushal is a self-proclaimed tennis nerd

(4.0) and a finance professional

Contact: kushalz@gmail.com

405.983.1283



What's New - Who's New Let's Welcome our Newest Members

Trudy Shepard

One Shepard wasn't enough, so David
has added Trudy to his membership.

Formerly gracing Meadowood Country Club,

Trudy plays 3.0/3.5

Contact: trudyshepard@gmail.com

Give her a call at 415.408.1653



What's New - Who's New Let's Welcome our Newest Members

Laurence Mackler

with Elizabeth, Julian, and Theo
Somehow his Masters in Architecture
has made him a 4.0 in Tennis
Give him a call and he'll help
you redesign your game.

Contact: lbmackler@gmail.com



What's New, Who's New Let's Welcome our Newest Member

Benjamin Faber

Recently on the Mad Dawgs 4.0

(That's an 18+ team, but Ben's
30+ in reality)

Contact: bhfaber@gmail.com

Sponsor: Steve Schreck





The **Membership Committee** continues to focus its attention on the Ambassador Program. We have added seven more individuals and three families since May. We have also worked with the Board to pass a revised Guest Policy. This took several months of careful consideration and should be presented to the membership soon. Now that the busy summer months are behind us and we have a group of new members we will get back to the new member round robins. We are hoping to add a more formal orientation and we are working with Anton to do that. We welcome all our new members:

Geene Rees

Benjamin Faber

Kushal Chakrabarty

The Hagey Family- Noah, Allison, Brooks, Eva & Jolie

Kira DeGuchi

Laurence Mackler

Greg Friedman

The Gutierrez Family- Erik, Jeanny, John Paul &

Valentina

Trudy Shepard (joined Dave's family membership)

Steve de Martini

Laurence Mackler is a 4.0 tennis player who has been playing the game for 25 years. He enjoys USTA and is interested in social events at the club. The things he likes most about the club include the quality of the courts and the

friendly staff and members. Laurence used to belong to MTRC and before that he played in New York where he moved from six years ago. Laurence lives in Corte Madera with his wife and two young boys.

Professional life: I was educated and trained as a professional architect. However, I have always been an entrepreneur at my

core. I used my creativity to start several companies, including Solaire Generation, which I sold to SunPower. The sale of Solaire Generation prompted (inspired) my move to California, allowing me to have an extremely flexible schedule which includes playing tennis during weekdays. I invest time and money in privately held companies with missions to make positive changes in the world. I enjoy working with

early-stage companies and am considering engaging in some capacity with an established VC company. I do miss working with a team.

Interests and hobbies: I love being a dad and coaching my boys in any sports. I will play almost any sport that requires chasing or hitting a ball. I played baseball in college and club soccer. I miss playing hockey but I play roller hockey with my boys. I go surfing but I cannot call myself a surfer. I feel like I'm playing rugby with the ocean when I surf and Mother Nature is always the winner. I get great pleasure from playing the guitar and singing. My singing needs a lot of practice. My dog is the only living creature in my home to endure more than three songs with me singing. I enjoy cooking; if I can smoke or grill it, I will. I enjoy traveling; my wife and I went to Barcelona and Southern France this past summer when our children were in camp. We plan on going to Asia next. I welcome any suggestions.

Kira DeGuchi is a 4.0 (soon to be 4.5) tennis player



whose dad George is a tennis pro and taught her to play. She played in high school but not in college and enjoys playing tournaments with her mom Alicia who is also a 4.0 player. They even won the Oktoberfest Tournament at Rolling Hills last year. The DeGuchi family plays tennis at La Cantera and Kira also plays out of Magnolia Park. In

fact, Kira has organized regular round robins there and a tournament. She plays singles and doubles, plays on USTA teams, is interested in social events and is played her first Calcutta a few weeks ago.

Kira came our way after being invited as a guest several times by Sugi Bernard (Thank you, Sugi!). She said she joined because she met so many amazing people and always had a blast when she came to play. She enjoys hanging out on the patio, meeting people and watching tennis. She also mentioned that she appreciates the quality of the courts and the lights. Not surprisingly Kira said she feels well taken care of at the club by our friendly staff.

Professional life: Kira is a structural designer in Rohnert Park where she lives.

Other interests and hobbies: Kira enjoys hiking, cooking, yoga and spin. Kira has a German Shepherd mix named Beau who lives mostly with her parents on a half-acre in Santa Rosa.

Sugi and Laurence provided their bios. If you'd like to be in next issue, let us know.



I write this September 2023 MTC News House & Grounds Committee article as a summary of the projects MTC has started, completed, and plans to complete in the next month. Gervais Tompkin and I agreed to co-chair the MTC House & Grounds Committee in 2021. In 2021 MTC told the HGC that MTC priority projects were a manned Entrance Control Kiosk at the parking lot club entrance and a remodel of the pool locker rooms to accommodate a Fitness Center and equipment. The HGC met monthly to develop the priority MTC projects and in March 2022 HGC decided to retain the professional services of Studio Green Landscape Architects to develop a Facilities Master Plan for 2023 – 2025 MTC Capital Improvement Projects. HGC was completing the +\$200,000 plexi-pave and resurface construction of Courts 10, 11 & 12 in 2022.

The Studio Green planning effort was completed in October 2022 and the Architect Plans included the following projects:

1. Concrete sidewalk hazard removal and replacement
2. Patio – Court 8 handrail
3. Automated Controlled Entry Gate (the Entry Kiosk idea was replaced with an electronic MTC members entry gate)
4. New Pool Gates (2) – mandated by Marin County Health Department regulations
5. Pool Area Improvements – remove fences (2), storage sheds, & improve site landscape
6. New Service Entry Gate – required because the Controlled Entry Gate reduces main entrance sidewalk width for MTC materials, equipment and deliveries
7. Improve Club Entrance - Trellis, Planters, Lighting, and Signage
8. Remodel the Pool Building
9. Club Fitness Pavilion near the pool and Courts 11 & 12
10. Lazy Acres Improvements – shade structure,
11. BBQ, tables, seating, and social area(s)
12. Accessible Pathway – from Service Gate to locker rooms and clubhouse/food service doors
13. Courts 2, 3, 5, & 6 patio - Shade Structure



In late 2022, HGC, the MTC Finance Committee and the MTC Board decided to proceed with 1. Concrete sidewalk hazard removal and replacement, 2. Patio – Court 8 handrail, 3. Automated Controlled Entry Gate, 4. New Pool Gates (2), 5. Pool Site Improvements, 6. New Service Entry Gate, 7. Club Entrance Trellis, Planters, Lighting, and Signage

Chris Horne agreed that I, Reinhard Ludke, S.E., would be the Construction Manager for the 2023 MTC projects. I identified and selected pre-qualified subcontractors to perform the work. Gervais and I supplemented the Studio Green drawings as needed for design

and detail and provided the contractors with project construction Plans, Specifications, and Scope of Work. I met with the Contractors and negotiated the Scope, Schedule and Costs Agreements. Chris Horne has signed all Agreements and Change Orders

for MTC based on my recommendation and authorization. MTC acts as the Owner/Construction Manager and hires and manages the sub-contractors scope of work and construction schedule. 2023 MTC Capital Projects – managed construction sub- contractors

1	Onspot Welding & Design, Inc.	Steel Fabrication
2	RWR Construction	Reinforced Concrete
3	Schafer ELECTRIC	Electrical Contractor
4	Bamboo Communications	Gate Automation, Intercom, Control
5	Club Automation	Hardware, Software & Monitoring
6	Hector Reyes Construction	Timber Framing, stain & paint
7	Better than Real Grass	Artificial Turf
8	JACOBSON FENCE COMPANY	Pool & Service Gates Construction
9	Pacific Circle Inc.	Handrail Fabrication & Installation

Completed Construction

January 2023 Hazardous sidewalk – concrete removal and replacement

February 2023 Patio – Court 8 handrail installed

April 2023 Two New Pool Gates fabricated and installed

May 2023 Pool Area Improvements, removed fences and added artificial turf to cover bare soil and moved furniture “transformed” this MTC space for members and a very successful 2023 summer camp program. Check out the new and improved MTC Pool area.

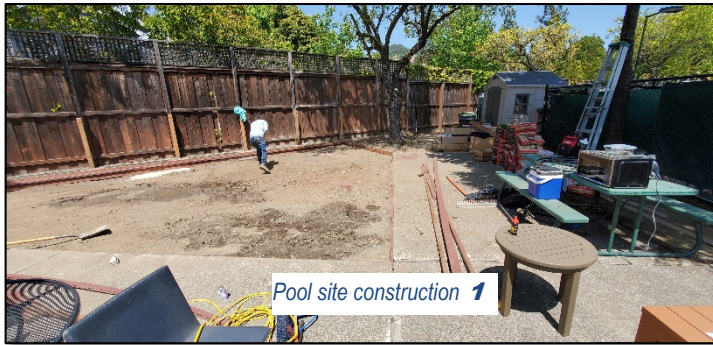
June 2023 New Service Entry Gate fabricated and installed
MTC members have used the new Service Entrance since July 10 when MTC commenced construction of the Control Entry Gate and the Entrance Trellis, Planters and Signage construction



Remove and replace concrete

Construction Schedule Progress Report

The HGC decided to have the Control Entry Gate and the Entrance Trellis projects constructed at the same time since each construction project requires the closure of the main entrance and detour staff and members to enter at the Service Gate. The “start” of the construction on July 10 was because fabrication of the steel Entry Gate had to be complete and ready for



Pool site construction 1

installation before MTC authorized RWR Construction to commence demolition and excavation for Gate and Trellis concrete foundation grade beams. The new Controlled Entry Gate required installing an electrical conduit for wires and cables underground and in a trench under the concrete slab from Court 10 to Court 1, attached to the concrete wall at Court 1, and trench under the concrete slab from Court 1 to the clubhouse and then into the office utility room. Following is the Progress Report on the

Gate and Trellis construction.

Monday, July 10 – construction commenced – demolition and excavation

July 11 – July 14 - grade beam construction, reinforcing, anchor bolts, post bases

Friday, July 14 – electrical conduit installation

Monday, July 17 – grade beams concrete placed

Friday, July 21 – electric wires installed in conduits from Gate to MTC office utility room

Monday, July 24 – Gate Frame installed

Tuesday, July 25 – Trellis timber posts construction commences

July 26 – August 4 Trellis timber framing

Monday, August 7 – Trellis planter’s construction

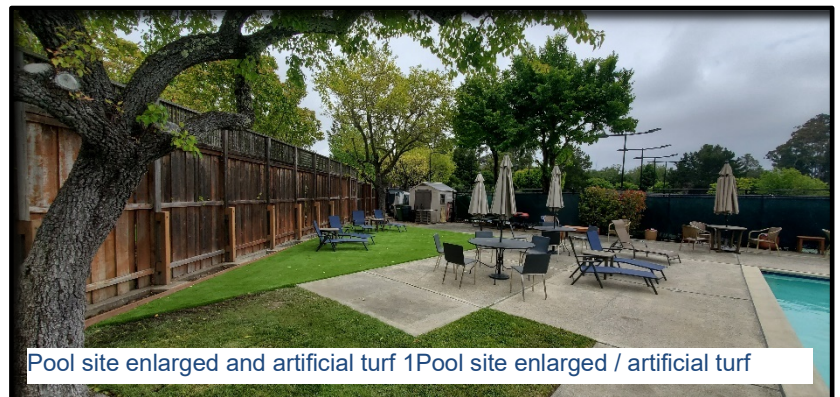
Monday, August 14 – Control Entry Gate installed

Thursday, August 17 – Place slab on grade and planter box concrete

Monday, August 21 – Complete trellis timber and bracing construction

Tuesday, August 22 – Remove planter’s formwork and clean-up

Thursday, August 24 – Gate wires connected to Gate equipment and control equipment at the office.



Pool site enlarged and artificial turf 1Pool site enlarged / artificial turf

Construction Remaining

Control Entry Gate

1. Complete Gate system operation check and staff training
2. Gate closure spring device
3. Gate closure pads – sound damping
4. Prime paint Gate
5. Finish paint (black) gate

Entrance Trellis

1. Install seat sill plate
2. Install IPE wood seats (2)
3. Install wood signage support structure (2)
4. Install MTC signs
5. Install lights & electric power
6. Remove (E) MTC sign
7. Fill planter box (2) with soil
8. Plants
9. Irrigation