

**Tuckahoe Recreation Club**  
**1814 Great Falls Street**  
**McLean, VA 22101**  
**(703) 356-1205**  
[www.tuckahoe.net](http://www.tuckahoe.net)  
**Tuckahoe Board of Directors**

**MINUTES**

**Date:** September 18, 2025

**Time:** 6:00 PM

**Place:** Haycock Elementary School

**Board Members Present,** Brendan Bayer, Matt Kelly, Nick Metcalf, Ana Florez, Ratih Sudharto, Nancy Klett, Chris Bassler, Nathaniel Glasser, Raman Sarna, Margaux Misantone

**Board Members Absent:** Matt Kelly, Hilary Scherrer, Mike Thomas (past President), Keith Bretzfield

**Officers Present:** Ed Cho (President), Bert English (Vice President), Brian Hult (Treasurer), and Monica Winthrop (Secretary)

*Quorum of 30+ members is gathered. Meeting called to order at 6:08 PM at Haycock Elementary School by the President.*

**President's Report:**

- Staff Updates this Year
- Grille Operations
- Fairfax County Updates
- Membership
- Successful Events & Programs
- Successful Swim & Dive Season
- Phase 1: Indoor Pool, Deck, and Drainage
- Tennis & Pickleball Programs
- Welcome, Hydra Aquatics
- Special thanks to the following Board members who are retiring from service:
  - Cindy Dobyns
  - Brian Hult
  - Mike Thomas
  - Ratih Sudharto
  - Chris Zochowski

- In Memoriam for our past Board members:
  - Richard Anton
  - Chris Mackay

### **Manager's Report**

- Thank you to the members!
- Successful programs this season
- Many projects completed
- Robust calendar of events
- Staff updates & management priorities and philosophies

### ***Committee Reports***

#### ***Nominations Committee (Part 1): Keith Bretzfield***

- **Candidates on Ballot:**
  - Executive Committee:
    - Matt Kelly - President
    - Bert English - Vice President\*
    - Monica Winthrop - Secretary\*
    - Drew Shepard - Treasurer
  - Board Members:
    - Stephanie Erwin
    - Ana Florez\*
    - Kristin Gorelik\*
    - Alexandra Hall Hall
    - Sara Iacobucci
    - Jin Lee
    - Hiranya Maru
    - Nick Metcalf\*
    - Jeremy Mucha
    - Jen Nielsen
    - Hilary Scherrer\*
    - Peter van Voorthuizen

\* indicates incumbent

### **Operations: Matt Kelly**

- Good year
- Focus was on spring and fall transitions
- Intermediate pool hours have been expanded
- New baby pool features coming
- Upgrading suit spinners in the locker rooms

- Expanded timetable for amenities
- Increased shade around the pool and tennis
- Staff training continued throughout the year

#### **Engineering and Maintenance: Brendan Bayer**

- WBH pool deck project nearly complete
- Tennis court repairs
- Select tree removal
- Clear area along Great Falls
- Clean and reseal Pavilion
- Replace network wires and conduit to Tennis and SBH
- Fencing and planting behind tennis courts to comply with Special Use Permit
- Seeking bids for select door replacement in WBH
- Continue work on pricing and feasibility for future projects including, but not limited to:
  - Tennis courts
  - Parking lot
  - WBH HVAC
- Question: Quality of the courts does not have the proper surface, no bathrooms near the courts. Member asked that the board consider upgrading the courts as a project in the near future.
  - Answer: This is something that the board will take back and consider for the future. The tentative plan is to look at for the next year as part of the long-range planning.

#### **Finance: Brian Hult**

- 2024 Annual Results and 2025 Budget
  - Income:
    - Club is largely funded by dues
    - Tennis contract was restricted which reduced the income but also for expenses
    - Aquatics and all other made up the total income
  - Expenses:
    - A large amount of expenses are allocated to staff
    - Administrative expenses has varied with employee issues and fairfax county engagement
  - Operating Net Cash Flow:
    - Prior to 2023 it was generally flat, starting in 2024 the club starting to build the reserve for projects needed around the club
  - Initiation Fees:
    - About 10% of club members turn over per year

- It's difficult to forecast due to ability to forecast
- Cash Liquidity:
  - March 31st is the day that should be used to look at the liquidity of the club which is when all the due are due.
  - Ending in 23 going into 24, the club had about 9 months of reserve
  - The winter bathhouse loan is still being paid off at a low interest rate
- 2025 Year-to-Date Performance
  - There were fewer guest fees and birthday parties over the past year
  - Aquatics was down year over year, mostly due to less swim lessons
  - Snack bar has improved versus last year
  - Staffing expenses continue to be 50% of the total budget. This is down year over year due to the good management of the club.
  - Overall the club has a healthy cash flow

### **Membership: Monica Winthrop**

- Continued healthy waitlist
- More resignations this year vs. last year, but still within the normal range of 10%-12%
- Limited membership was offered to 50 individuals and will start in October
- Numbers:

	<b>September 2023</b>	<b>September 2025</b>	<b>YoY % Change</b>
Full Membership	3,248	3,250	0.0%
Absentee Members	205	217	5.8%
Emeritus Members	95	94	0.0%
Waitlist Total Families	393	378	(3.8%)
Waitlist Total Number	1,435	1,388	(3.2%)
Total Members Resigning	283	338	19.4%
% of Members Resigning	9%	10.4%	1.6%
Total Invited to Join	217	264	21.6%
Total Child Under 5	159	154	(3.2%)

### **Member Relations: Nick Metcalf**

- Appreciate everyone for coming!

### **Programs & Concessions: Matt Kelly**

- Combined Tuckahoe Day and 4th of July were combined
- Summer Laui was a new event and big success

- Swimming cinema continued
- Crab feast went well
- New beer fridge was introduced as the Grille starting selling alcohol
- Question: how soon can you book birthday parties?
  - Answer: starting May 1st

### **Aquatics: Chris Bassler**

- Tuckahoe Tigers Swim Team: NVSL Division 1 Champions! (3-peat)
- Flying Tiger Dive Team: NVSL Division 5 Champions!
- Winter Dive program began this week
- Water Aerobics- Continuing strong
- Water Polo- strong, added a new developmental option (U14)
- Associate Member contracts
  - New Club Team- Hydra Aquatics (including Developmental through National-level competition options)
    - 235 athletes (almost half are TRC members)
  - Morning Masters- 40th year at Tuckahoe under Coach John Flanagan!
- Enhanced communications to TRC members on pool and lap lane availability throughout the year

### **Tennis: Raman Sarna and Ana Florez**

- Office/Storage shed completed in Spring 2025 to provide office space for coaches and storage for tennis gear
- Tennis courts repaired to address cracks on playing surface areas
- Lighting installed on pickleball courts so that players can utilize courts 7 & 8 in fall, winter and spring seasons
- Canopies installed on 4 courts to provide shade during breaks in play
- Sunscreen installed outside tennis shed to provide shade for summer campers
- Introduced pickleball programming, now offering 4 sessions weekly
- Fall tennis adult and junior programs at capacity
- Junior Tennis Team finished 2nd in Tysons Cup
- Launched Friday night pizza and matches for JTT, increasing sense of community
- Women's and men's teams emerged as Tysons Cup Champions in the Spring 2025 season!!!
- A comment was made that the Pass Academy is doing a great job.
- Question: Can a banner be displayed for tennis similar to swim and dive?
  - Answer: yes, it's currently in the works.

### **Long Range Planning: Biran Hult**

- Indoor Pool HVAC System
  - Cost Estimate: \$3.8mm

- Rationale: The existing HVAC system does not provide enough heat during the winter, air circulation for air quality, and dehumidification to protect the exposed metal surfaces on the interior
- Process: An initial HVAC engineering assessment report is required to develop which options are available
- Winter Bath House Ceiling Repair and Paint
  - Cost Estimate: \$500,000
  - Rationale: The winter bathhouse ceiling is rusting. The exposed beams are beginning to show signs of wear-and-tear.
  - Process: Exposed metal ceiling to be pressure washed, sanded, primed, and finish coated
  - Timeline: Likely needs to be sequenced with the HVAC project
- Tennis and Pickleball Courts
  - Cost Estimate: \$700,000
  - Rationale: The tennis and pickleball courts are built upon a foundation demonstrating weaknesses which cause continuous cracking of the court surfaces and peeling of the court surface paint
  - Process: A consultation and assessment from an engineering firm is required to develop options on the most cost-effective solution to solidifying the underlying foundation and to reinstall new tennis and pickleball courts
- Parking Lot
  - Cost Estimate: \$200,000
  - Rationale: The parking lot reveals an increasing number of cracks and potholes that continue to deepen and expand over the course of freeze and thaw cycles over time
  - Process: repaved, repainted, and resealed
- Pumphouse
  - Cost estimate: \$200,000
  - Rationale: The pool deck was last installed in 1970. The target would be a limited refresh in pool equipment.
  - Process: This is a medium term issue that should be done once it rises to the level of compromising safety or underlying structures
- Available Cash Flow for Future Projects
  - Each year, the club has 3 general buckets that it can allocate to major maintenance projects
  - Initiation fees should eventually transition away from deferred maintenance – new members are not funding the deferred maintenance enjoyed by current members
  - Similarly, borrowing additional debt for deferred maintenance also puts the burden on future members

- At some point, the operating budget surplus should not be funding major maintenance projects
- 2026 Financial Capacity
  - Looking forward, Tuckahoe has some funding that it can put to work without special assessments, debt, etc.
  - The balancing act that we must decide is how much to accelerate and/or rescale projects
  - For example, the cost of delaying (the estimated project cost growing at xx%) vs. the incremental debt cost (borrowing at yy%)
  - Finally, these projects are one-time events, how does the board “revert” the operating budget surplus when it’s no longer needed

#### **By-Laws: Nathaniel Glasser**

- Proposed amendment to the By-Laws to reduce the composition of the Board of Directors from the current number of twenty-one (21) to nineteen (19) beginning in October 2025, and to seventeen (17) in October 2026.
- At the June 2025 Board meeting, the Board voted and approved the proposed amendment to be presented to the membership.
- In accordance with the By-Laws, the proposed amendment requires approval by at least 50% of the voting members to pass.

#### **Fitness: Kristin G**

- Group fitness class being taught this is well received
- Looking to get a fitness training for on-going personal training work
- A comment was made that the gym is in great shape

#### **Marketing: Ratih Sudharto**

- ✨ Refreshed design and easier navigation
- 📅 Up-to-date event calendar
- 📝 Online registration & forms
- 💬👉 [tuckahoe.net](http://tuckahoe.net)
- We need help to manage our social media
- 📷 You can find
- Event photos & club updates
- Program reminders
- Community highlights
- ➡️ Follow us at Facebook and Instagram @TuckahoeRecreationClub ( we have 633/199 followers)
- 📧 Sent every Sunday to members
- Upcoming events

- Recent activity highlights
- Operation updates
- Administrative updates
- 75% open rate
- 📧 Two years ago we didn't have a regular email going out to members—launching the weekly newsletter was a big step forward.
- 📌 Priority has been consistency and recognizability so members can rely on it each week.
- As of August, we sold \$1,145 in items
- Popular items: mostly magnets and some towels
- Unfortunately, the Tuckahoe app is no longer downloadable but it's still working.
- We have tried to resolve issues with Club Automation multiple times without success
- 🗣️ Improving communication channels
- 📧 Feedback always welcome
- 🌱 Help us grow our digital presence together

### **Nominations Committee (Part 2): Nick Metcalf, Ana Florez, Raith Su**

- The TRC Board Proposed By-Laws Amendments **Passed with 556 votes at 85%.**
- Candidates Elected:
  - Executive Committee:
    - Matt Kelly - President
    - Bert English - Vice President
    - Monica Winthrop - Secretary
    - Brian Hult - Treasurer
  - Board Members (in no order):
    - Stephanie Erwin
    - Ana Florez
    - Kristin Gorelik
    - Sara Iacobucci (1 year term)
    - Nick Metcalf
    - Jen Nielsen
    - Hilary Scherrer
  - Next Nine Candidates in Order:
    - Jin Lee
    - Alexandra Hall Hall
    - Jeremy Mucha
    - Peter van Voorthuizen
    - Hiranya Maru



- 214 total ballots, with 651 votes, 86% via on-line, 14% paper
- 20% of club voted

**New Business**

- None

**Announcements**

- None

*Meeting adjourned at 7:25 PM.*

**Monica Winthrop**  
**Secretary**

**Ed Cho**  
**President**