

	Member Comments: On Outdoor Pavilion Project (two parts, important element, and general comments)
Project #1	Project #1 Do you support the Construction of a Roofed Outdoor Pavilion, that may include new heads, and can provide for activities outside the Clubhouse?
Vote	This proposal combines several aspects. Which one(s) are most important to you?
Yes	new heads
Yes	new heads
Yes	Mixed use, should season activities, separation of events.
Yes	Cover (roof) with open sides
Yes	Just having a permanent outdoor structure
Yes	More outdoor space
Yes	Extends to use of the club for simultaneous events! Love it!
Yes	covered outdoor area
Yes	heads, but kept in current location. Otherwise, one would have to walk past whatever is going on in the tent on our way from the clubhouse
Yes	are taking place. Reduced wear and tear on the refurbished club by EBSF program participants.
Yes	Activities outside of the clubhouse
Yes	Outdoor socializing in the summer and shoulder months.
Yes	The crane and boat maintance will allow club members to keep boats up and running out on the water.
Yes	Outdoor events/revenue for club
Yes	New heads, A space to serve overflow of BYC event attendance, A space for EBSF to meet that is outside of the formal clubhouse. Our focus should be on BYC use, not rental income, which should be ancillary.
Yes	Better restrooms/showers

Yes	covered outdoor space
Yes	total price to value
Yes	The pavilion space and upgraded outdoor bathrooms
Yes	Improved heads, outdoor protected space for activities; a summer tent with year-round frame would be fine.
	1.) Improve heads (most important).
Yes	2.) Secondly, a separate, open, roofed area for kiddie instruction, visiting yacht clubs during day, for committee meetings in evenings.
Yes	outdoor open air space
Yes	Outdoor pavilion.
Yes	Roofed outdoor pavilion
Yes	I think the club needs a better facility for hosting yacht club events .I would agree with limiting weddings and outside events to 1 per month
Yes	Renovating the heads and providing a covered outdoor space for event would be a priority. Storage would be a nice to have and might be better with the workshop
Yes	Additional social space. Additional toilets, and storage.
Yes	
Yes	We think it's great to have a place for EBSF participants
Yes	outdoor activities are the future let's be ready and not worried about a tent blowing away. We can put the pavilion where it doesn't block our view like a tent does. tents are ugly and take up our lawn.
Yes	Additional space will be very helpful - having had a few family events at the club over the years I can imagine how a facility like this would have made the experience even better. Also we have learned over the past two summers how outside space is useful and fun!
Yes	As above.
Yes	Incorporate a seasonal bar in the open pavilion.
Yes	Heads
Yes	Update of heads and improved facade of the clubhouse
Yes	New heads
Yes	Better learning space for JR sailing, keeping the bar outside
Yes	I would lean towards a robust simple structure. Just can't go overly extravagant.
Yes	All
Yes	Space for classroom activities related to sailing. Permanent winter storage
Yes	clear view to water, eliminate tents, serviceable heads, winter platform to store boats
Yes	Home for EBSF

Yes	Covered outdoor space
Yes	Additional outdoor space for BYC events and elevate the club's appeal for new members.
No	Use of BYC by members
No	None of them
No	Lack of a pace for children .
No	We have limited parking , do we need income from events enough to offset cost of this project ?
No	No data for rentals, not needed, does not add to member enjoyment of club
No	An outdoor space for inclement weather, wet sailing activities and classes.
No	I don't like the idea at all. I like the view of the harbor from the house and just walking on the back lawn.
No H	Perhaps new or refurbished heads. That seems like it has the greatest need. This is a big and expensive project at \$350K. Since we haven't even begun to use our newly replaced clubhouse, perhaps we should reevaluate this idea after we see how well we are using the clubhouse.
No	Leave this project on the drawing board until we actually get to use our new Clubhouse.
No	Further rental venues not desirable. Core mission of BYC should be about boating.
No H	Updating the heads is important.
No	Providing an out of clubhouse space for EBSF students to gather.
No	Cost, this is not the time for spending on a pleasant but not necessary building
No	safety of sailing school
No	My answer is NO.
No	Let's see how life is post pandemic, using our refurbished clubhouse, and then consider this project. I do think that a trial period of not booking weddings and nonmember events during July and August, when it is the peak usage of club membership, should be considered.
No	None
No	None
No	NO to Roofed Pavilion
No	Maintain adjacent trees and playground area of children
No	The use of the BYC as a rental facility seems to be a driver for this project- though this a revenue stream I believe it should be limited. Rentals, budgets and the associated parking issue needs more discussion.
No	Turn current clubhouse lower deck into a three season porch to accommodate large functions. Parking will remain the limiting factor for any event size.
No	We haven't had a chance to use our beautiful renovated clubhouse yet, so I think the pavilion proposal is a bit premature. Do we really needâ€

No	Although I like the concept, I do not think this is worth the loss of open space on our property. It is too large for the property. Also, although the pavilion does add space for an additional meeting or event, it does not increase the space for an individual event being held in the club house itself. If there is an event in the main building, people in the new pavilion cannot see or hear anything going on in the main building, without a video/audio connection and that is not the same as being at a meeting. And I question how much the pavilion can be used in the shoulder seasons or even heavy weather in the summer.
No H	Modern and Clean. Possibly teak floors.
No	Playground. there are too many parties and not enough sailing activities for my kids.
No H	Renovation of outdoor heads. The rest is unneeded.
No	Cost
No H	outside heads
No H	I do support renovation of outdoor heads
No	I think the club puts too much focus on turning a profit, and that the main motivation for this addition is to rent out the facility.
No	I do not believe this is a wise project at this time.
Neutral	Avoid over growth and commercialization
Neutral H	Clean, updated heads.
Neutral	It's beautiful- exciting - and would be enjoyed by many - producing more income through rental - but feel other projects will be a priority- if bathrooms need updating - then that is a priority
Neutral	While I generally support the idea of an outdoor pavilion, I feel that this is a very long term idea which should be reevaluated once the club is able to resume regular/increased activities in the restored house for dues paying member activities. I agree that the heads should be upgraded, but don't know if that can be done independently of building the pavilion. Additionally, the purpose of the new pavilion should be for club member use and increased club activity which benefits the dues-paying members not for the sailing school and racing program unassociated with members of the club. Setting aside training space is fine, if EBSF wishes to rent the space as others would. But to create a space for a group from which we receive little to no financial support or membership should be funded only by gifts from the EBSF, not BYC. I oppose building the pavilion with the purpose of increasing rental usage which could compete with member programs that need to be increased. Otherwise, this will be a very large expense to primarily support non-member activities.
Neutral H	New Heads, patio area
Neutral H	Improvements to the bathrooms would be welcome.

Neutral	I believe project could result in additional revenue (house rentals) while providing members additional accommodations for social gathering. It also will provide an area for junior and senior sailing students to escape from inclement weather. There may be less costly options available to achieve this goal.
Neutral	EBSF / Junior program needs a good space
Neutral	We need a meeting space for Instructional Sailing. This could be part of the Workshop
Neutral	Improved outdoor venue
Neutral H	It's beautiful- exciting - and would be enjoyed by many - producing more income through rental - but feel other projects will be a priority- if bathrooms need updating - then that is a priority
Project #1	Comments/Suggestions: On the <u>Aspects</u> of the Project
Neutral	My concerns are disruption during the build phase, increased traffic and parking issues, as well as the fundamental question of whether the space would detract from the intimacy of the club by making it more of a money-making enterprise.
Neutral	This is a good idea, but not my highest priority
Neutral	Before moving forward, the impact on annual expenses in particular and property taxes and insurance need to be fully understood.
Neutral	It's a nice idea. The architect did beautiful drawings, thank you. I am very concerned that all these proposals are being considered without a comprehensive site plan including parking, sea level rise, and a researched financing plan. Estimates are too "rough"
Neutral H	More usable space for club functions and improved heads.
Neutral	Suggest we approach the rest of the project in phases
Neutral	I like the idea of generating additional revenue and a nice outdoor facility for outdoor events but I am concerned about the estimated cost for the project and what it will mean to member dues
No H	Bathrooms should be refurbished, if necessary, as a stand alone project.
No	I like the setting up of the tent for outdoor events and having the lawn, barbecue and play areas around the existing club. This project will take away from all that.
No	The club has basically been unusable socially for three years , to start a new project now doesn't make sense to me .We ought to take a some time off so that we can enjoy the club socially.
No H	Upgrading heads/showers

No H	Refurbish outdoor heads. As primarily a sailing member, I am not In favor expanding entertainment capabilities. I am happy to socialize with other members using the recently improved house bar and tiki hut. Let's spend some time in the newly opened club house.
No H	Refurbished/upgraded/new outdoor heads.
No	none - prefer things as they are
No H	Heads
No	The ramp and improved baths
No	This is a small yacht club on a small parcel of land in a beautiful harbor. There seems to now be a huge push to make this a massive yachting center and rental opportunity. This is the farthest thing from why I joined this Club and why this Club was originally established. This is a disservice to the membership and is moving in the wrong direction.
No H	Update Bathrooms- Yes.
No	While a pavilion would be nice to have, this is far beyond the needs and reasonable budget of the yacht club.
No	#1 The pavilion is a dream lacking even the most rudimentary financial analysis. I know there's a lot of business talent in the Club, but really? Would this level of vagueness be acceptable in any business proposal? #2 Given the current uncertainties and the fact that the house is essentially unused and will be for some indefinite time into the future this proposal is pointless. #3 Wouldn't a tent be better and cheaper? Barrington got along for years with a tent to supplement their inadequate club house.
No	I do not support expanding the clubhouse with the proposed pavilion at this point. I think we need to become reacquainted with our clubhouse. You are talking about expanding our venue when it was very difficult to sell tickets for the events that we had. The majority of the events, the ticket price had to be focused at \$20. in order to have a good turnout. Post covid, caterers will be priced much higher due to more restriction and higher ticket prices. I feel the turnout will be low and therefore this added pavilion will not benefit the members. The tent did make things easy for sailing events but the clubhouse always worked in the past. Are we looking at the pavilion for outside events or for club purposes? If it is to constantly draw outside events in, I think there will always be a parking issue and if outside events become the majority, I feel that will also wear on the membership. We do pay membership to belong to the club and should not always feel as if we are intruding on a family's event.
No	Playground is most to us. We have 3 young budding sailors
No	Removing more parking spaces from the already crowded parking area is not a good idea. Over the past few years we, because of new plantings etc., have seen less and less parking for members and guests.
No	Waste of club members money

No H	Support updating & refurbishing the exterior heads & showers. We haven't yet begun to utilize the new clubhouse for the benefit of the members. A tent would be far more cost effective than a whole new permanent structure.
No	2 years of not being able to use the rebuilt Clubhouse, 2 years of financial loss due to fire and COVID, hike in membership fees. Dock is crumbling, pilings 4 decades old. And you want to spend money on building additions? We don't have enough parking space as it is.
No	safety of sailing school
No	Bring the idea back later, like 5 years from now
No	The original proposal from Past Commodore Renaud was estimated at 25% of the cost presented via Zoom last month. I'm in full support of a pavilion, but not the glitzy approach proposed. Please go back to the drawing board, and keep it under \$100k.
No	We have yet to use our brand new club house. Planning a major expansion seems terribly premature. Aesthetically, I much prefer the shade of the trees currently there.
No	Our current, recently renovated clubhouse meets the needs of our members quite well
No	The entire structure is unnecessary. The existing heads smell because they are not cleaned often enough. Especially when EBSF is holding classes or during busy summer weekends, they need to be cleaned 2 or 3 times daily. Additional air flow would also help. This can be done quite inexpensively as a modification to the existing structure.
No	Not sure I understand the logic of building a structure that would have such limited use.
No	WE are a sailing yacht club and the emphasis should not be on promoting social events for outsiders. Do we really need the money that badly?
No	Iâ€™m a member to get to the water. I prefer to be a member of a yacht club and not a country club. There are times that we canâ€™t park or in the way of the wedding party.
No	Refurbish the existing heads!
No H	Fix up the heads (maybe clean them more often too). If this project proceeds let's not make the club anymore of an event venue than it is. Parking!!!!!!...needs a plan even without this construction.
No H	Once we have completed replacing our docks, this could be the time to revisit this idea. Let's get a quote on refurbishing the heads.

No	There is a parking problem now, if thinking the club can bring additional revenue for outdoor events, are we a private club or now event destination? I don't see the value to the club members, I see a giant waste of \$350,000 of funds and I do not even like how it looks. As for the use of this for EBSF as a class room, that would be a very expensive class room that members paid for.
No	Proposal is too large and complex. Detailing would be expensive. Consider a simpler structure closer to water
No	I don't know enough about needs of the sailing program on a rainy day for a large pavilion. Kids need unstructured space to run and play. If the club wants to host 2 events/night during the summer, first problem is we don't have parking for that. A Pavilion would require the grove of beautiful shade trees to disappear. Another structure is another maintenance issue. Only used 6 months of the year at huge expense. Rentals is only a small part of our House budget. To pay off \$350,000 price tag would need it rented every weekend. Do our members want that? Was the plan to increase our membership numbers to occupy and pay for this? I like the size and feel of the club with a combo of natural surroundings, the Beach Bar at the waters edge and inviting tables scattered across the lawn. We have a lot of boaters and the present scene is so inviting after a days sail. I feel comfortable joining others in our boating gear for a drink and conversation. Nothing pretentious. Our grandkids and kids love it too. Beautiful views of the water, boats and everyone coming off their boats. The last 2 years without use of the clubhouse has fostered a social community outside. Our Beach Bar was central to this at minimal cost. The fire pit was a nice addition. I'm not ready to see our green space obliterated. Our boaters spend a lot of weekends plying the waters of New England not attending dinners. Most House events have many unfilled seats. If our club was more of a social club then our needs would be different. We're happy with the present balance of social and boating activities.
No	Stop all consideration of project.
No	We have a brand "new" Clubhouse that members are waiting to use when there are no Covid restrictions. I do not want to have dueling events at the Yacht Club when there is a rental event at the "pavilion" and a member event at the Clubhouse. One of the reasons for this pavilion is a revenue stream. If this plan is put in place, parking will be a complete nightmare. Members could barely find a place to park when there was an event at the Clubhouse in the past. This pavilion idea is crazy. Best to rent/buy a tent if the social committee feels that future events will draw more than the usual membership. The Barrington Yacht Club has put up a large tent for the last 25 years- with success. A similar tent (if needed) will provide plenty of space for large Club events and plenty of space for sailing program participants.
No	Pavilion makes club more attractive to groups renting club and EBSF. Renters reduce the availability of club to members (parking, use of bar)
No	If funding is needed, perhaps let members donate for brick pavers or names on a plaque?
Yes	Incorporate the beach bar into the pavilion (look at Beverly YC in Marion as inspiration)
Yes	improve head design, have heads without showers for EBSF use and reserve adult heads

Yes	Doing this project in segments could ease the financial burden
Yes	I love this idea and think it will be appealing to other clubs rendezvous, our club's outside events, new members, and all great uses.
Yes	NOT in favor of increasing event rental activity (weddings, etc.)
Yes	Pavilion and bar/firepit/barbeque sounds nice although renovations of heads is necessary.
Yes	This project should be done over a period of years, allowing the cost to be spread out.
Yes	The tent that we used in 2019 was great too if members don't want to spend \$\$ on a permanent structure
Yes	looks Great
Yes	1.) Design heads for easy cleaning/service: lotsa tile for quick washdown, handheld shower hoses, power-flush toilets that reduce clogs, open storage for spare tissue, etc. Little things here make a difference, like adequate changing space w/clothes hooks, soft-close toilet seats to eliminate replacing cracked ones that were dropped, in-use/vacant door signs.
Yes	Be sure to find a place to move playground. Sides which drop may provide protected space for EBSF classes in the rain. Also good for regattas.
Yes	I would make the pavilion space 10% larger than the anticipated need to accommodate future growth and alternative uses
Yes	it would serve several committees and members and give us much needed upgraded heads and showers.
Yes	Save some time for club members
Yes	Make sure the bathrooms have abundant light and ventilation.
Yes	It's important to have permanent, quality covered outdoor space (comfortable seating, lighting, heating, fire pit, bar service), especially with Covid. Also, becoming more important to have expanded space so members can still enjoy their club while private events are taking place.
Yes	This would give us additional program flexibility that our small clubhouse cannot.
Yes	Go forth!
Yes	
Yes	New lawn furniture.

Yes	Outside activities
Yes	heads are gross and a pavilion would make sense to add at the same time.
Yes	ADA compliance will be a big plus. Increased space is always helpful. More outdoor space for activities is very important. Covered outdoor space will be very helpful at times.
Yes	Outdoor activities
Yes	EBSF classroom space, covered outdoor space
Yes	Enhanced social activities for members as well as guests.
Yes	they all sound like a great rationale
Yes	The Club doesn't offer nearly enough social events. Most of clubs of acclaim offer many, especially some targeted towards younger members of the Club or events after regattas. Given the circumstances presented by the threat of COVID19, expanded outdoor space is even more valuable. Also, for weddings, Club functions etc., money that generally goes to a tent rental company can be funneled towards paying for this. New heads would obviously be necessary to keep up with a new structure.
Yes	Covered space for expanded use of grounds, dedicated space for sailing instruction and support and improved / better outdoor heads.
Yes	All components of this project are important.