



**State of Rhode Island and Providence Plantations
Water Resources Board**
100 North Main Street, 5th Floor
Providence, RI 02903
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**PROPERTY COMMITTEE
MINUTES OF MEETING**
Wednesday, September 20, 2006

Members Present:

Frank Perry, Chair
Jay Aron
William Penn

Members Absent:

William Parsons

Staff Present:

Juan Mariscal
Elaine Maguire

Guests

Arthur Anderson
Gustave Anderson
Richard Anderson
Attorney Peter Nolan
Christopher Anderson

I. CALL TO ORDER

With a quorum present, Mr. Perry called the meeting to order at 10:05 A.M.

II. APPROVAL OF MINUTES

Minutes will be available for the October meeting.

III. OTHER BUSINESS

IV. ITEMS FOR ACTION:

A. Coventry Pines Golf Club Violation of Lease

Mr. Perry briefed the committee that the Coventry Pines Golf Club has a lease with the State of Rhode Island Water Resources Board for the rental of property at 1065 Harkney Hill Road, Coventry RI. The lease is scheduled to expire on December 31, 2006. Per the lease Mr. Perry explained the club has requested the option to renew the lease for an additional seven years. Mr. Mariscal, General Manager explained the new CPI system and stated the CPI was not calculated correctly in 2005 and going forward an adjustment will be made in December. General Manager defined the basic adjustment method relies on a comparison to the annual Consumer Price Index which is explained in the lease as the yearly aggregate inflation or deflation rate from January through December, annually as set forth in the CPI for the Boston Area. General Manager explained a table which shows a balance of \$2,283.70 for 2005, adjustments will implemented for December 2006. It was also noted by the Property Manager that in August 2006 she inspected the property and discovered that a building on the property was being used as a facility to hold functions. The Property Manager again visited the facility in September and noted an event being held. Under the terms of the present lease the Club is in violation of the lease and in default as defined in section 22 of the lease. The State Fire Marshall, and State Building Code Commissioner will be contacted and the property inspected to comply with code conditions. Attorney Nolan stated he would review all the conditions with his clients and submit new language for the committee to review. The Andersons stated they hold five activities a year at this facility and it was for the public members who play golf. It was also recommended that the language be reviewed by the Board's legal council.

AJOURMENT:

The meeting adjourned at 10:55 AM. On a motion by Mr. Perry and seconded by Mr. Penn

Respectfully submitted,

Frank Perry
Chair

**Note: The full proceeding of this meeting is available on audiotape by request.*

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