

VILLAGE OF TUXEDO PARK
80 LORILLARD ROAD
P.O. BOX 31
TUXEDO PARK, NEW YORK 10987

David C. McFadden
Mayor

November 12, 2021

Re: Wee Wah Park

Dear Marc and the WWBC Executive Committee:

As you know, last year, I approached the WWBC before the 2021 season, offering to co-manage the property. In the public domain, my position is well documented. The current Board, by majority vote, established a committee at the July 2021 Reorganization meeting named the Wee Wah Park & Lake Committee, chaired by Denise Tavani, to pursue co-management.

The Committee has recommended that the Village hire a professional Aquatic Management Company to operate the 2022 Summer Season. In their view, hiring a qualified aquatic management company eliminates the need for the Village to hold an RFP bidding process and the possibility of additional clubs submitting bids for the land. The Committee received quotes from three (3) reputable firms that specialize in Aquatic Management from A-Z.

1. NYS Pool Management - \$30,950
2. American Pools – \$35,000
3. USA Pools of New York - \$31,310

Of the three companies¹, the Committee recommends NYS Pools (Steve Rosati contact) as the recommended 3rd-party aquatic manager we engage for the 2022 Summer Season. After speaking with all three bidders, checking references for the top two, and walking through several Q&A's, we have found that NYS Pools is the following:

- Extremely responsive over email and phone; heavy weighting in our recommendation given we are transitioning to a 3rd party aquatic manager for the first time and need a smooth hand-off
- Reliable and local; one reference who manages 20+ locations use both NYS Pools and our other top choice - strongly recommends NYS Pools

¹ All three companies quoted 1 lifeguard at all times with an additional lifeguard on weekends and holidays. Costs include insurance and payroll tax.



- Lowest quote: while this is important for the municipality and membership, we focused on the company's reliability, but in this case, NYS Pools offers the most cost-effective bid and highest reliability
- Flexible in approach, seems to take a "do anything to figure out how to make it work" view; the reference checks confirmed this
- If membership levels are low and an additional guard not required on weekends, NYS Pools cost declines to \$23,500.

The money to hire NYS Pools will be raised from membership sales that will begin before the end of the year – a goal considered highly likely to meet.

The Committee, in its evaluation and recommendation to the Village, aims to maintain the level of service, cost, and membership eligibility historically provided by the Wee Wah Beach Club ("WWBC") while preparing for potential Wee Wah Park renovations in the future.

The Committee hopes to work collaboratively with the WWBC Executive Committee on an orderly management transition to smoothly open to the 2022 Summer Season. The Committee will be the board liaison to NYS Pools. The summer season is Memorial Day through Labor Day weekends, from 9:00 am to 8:00 pm daily, swimming from 1:00 pm to 8:00 pm (restrictions apply).

Membership Eligibility:

1. The following summarizes the Committee's recommendations about membership eligibility - *which is no change to the 2020 Summer Season:*

- Village of Tuxedo Park members - Village Homeowners, Property Owners, Renters, Active Employees of VTP:
 - Membership fees for Summer Season (Memorial Day – Labor Day from 1:00 pm to 8:00 w/restrictions)
 - Open access the rest of the year (no swimming)
- Hamlet members², grandfathered to membership of 2019 pre-Covid vote by BOT before last season meeting:
 - Membership fees for Summer Season (Memorial Day – Labor Day)
 - No access rest of the year

2. The following is the Committee's recommended membership eligibility *change from the 2020 Summer Season:*

² Hamlet membership as defined for the purposes of this reference includes all non-village members.



- New eligibility program for Hamlet TPA ancestor members:
 - Persons that can establish that the TPA employed their direct ancestors are welcome to join for the 2022 Summer Season even if they were not "members since 2019."

Membership Fees - 2022:

Membership fees are the same for the village and hamlet members as last year except for an approximate 7% increase to cover rising inflation and labor costs:

1. Families – \$315 for two adults and dependent children in the same household. Dependent children include students 22 years of age and under. Caregivers are omitted.
2. Adult add-on – \$80 per adult, added onto a family membership; adults aged 23 and up and living in the member's household for more than four consecutive weeks may be included.
3. Senior citizen – \$80 and available to those who have reached the age of 65.
4. The initiation fee for new members is cancelled.
5. Guest passes – Members may purchase up to a maximum of 10 guest passes for \$25 each.
6. Fee discount – In appreciation for historical efforts managing the WWBC, the current WWBC Executive Committee will get a 50% membership discount on all membership categories, including guest passes.

The Village automatic gate opening system at the main and south gates will be in place for the 2022 season. All Hamlet members entering Tuxedo Park for the 2022 Summer Swim season will be required to pay a registration fee/vehicle set by the Board of Trustees to access the main gate. The board is considering \$19.95.

I have placed a resolution on November's agenda to approve or deny the Committee's recommendations and award the contract to NYS Pools.

A special thank you to chair Denise Tavani and member Matthew Tinari.

Sincerely,

David

