

# CIGAR BOX BULLETIN

Retired Men's Association of Greenwich, Inc.  
37 Lafayette Place, Greenwich, CT 06830



[www.greenwichrma.org](http://www.greenwichrma.org)

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**SCRIBE: AV RIVEL**

*"There are only two things that keep me from dancing on TV-my feet" - Lucille Ball*

President **JOE MANCINELLI** (who is a shoo-in for "Best Dressed Member") began the business meeting at 9:49 am. **MARK FOX** led us in the Pledge which was followed by the dynamic duo of **JERRY** (with a J) **SCHWENDEMAN** and **JIM SANTORA** leading the assembled in "Grand Old Flag," "When You're Smiling" and "Standing on the Corner."

## **PRESIDENTIAL PROCLAMATIONS**

President **JOE** urged members to pay their dues if they have not done so. Please give a check for \$100 made out to the RMA to **JEFF JUNKER**, or mail it to him at 9 Tree Top Terrace, Greenwich CT 06831. **JOE** also gave a shout-out to **MARK GEIMER** who was in-training to replace **HORST TEBBE** as chief AV maven, and **MARK FOX** who was assuming the chair at the membership desk. **JOE** reminded all that the meeting of August 3 would be Zoom-only.

**JOE** then called upon **SAM MARASSO** to the mic to deliver a memorial for his friend, recently deceased member **ROBERT J. UNDERWOOD**, who died at age 95 on June 3, 2022. **BOB** grew up in Oneonta, NY and upon graduation from high school enlisted in the Navy. He was assigned to an attack cargo ship which participated in the invasion of Okinawa.

His business career was in the data processing industry including senior positions with Unisys, GE and Honeywell. He was active in Second Congregational Church, RTM and RMA where he served on the program committee. "Bob was a serious person, but always ready with a smile and an engaging sense of humor""

Next in the batting order was Corresponding Secretary **ARNOLD GORDON** who preceded his regular "good stuff to know" by inviting rookie jokester **CARL WHITE** to share the humor he had prepared for last week and wasn't able to deliver. **CARL** shared some prize Yogiisms with us. **ARNOLD** then asked the audience if they miss the days when the scariest thing on TV was *Twilight Zone* and not the nightly news.

Primary elections attract very few voters but are still important. Greenwich will have such an election involving both major parties on Tuesday, August 9<sup>th</sup>. If you need an absentee ballot, they are now available from the Town Clerk. For questions or details, call the office at 203-622-7897 or download a copy here:

[CLICK HERE FOR AN ABSENTEE BALLOT](#)

Completed ballots may be mailed to the town clerk, dropped off in the office, or deposited in secure ballot boxes located outside the Town Hall parking garage, the lobby of Town Hall and the lobby of the Greenwich Public Safety Complex, 11 Bruce Place.

While we are all fed up with talk about covid, it is important to realize that the latest Omicron variant, BA.5, is rapidly spreading and infecting even those who have had two boosters or a previous covid infection. It is now the most prevalent form of the virus. The positivity rate in Greenwich is about 11 and increasing, as it is all over CT. Prior infection or full vaccination imparts some protection against serious disease and hospitalization, but some populations are not so lucky. Continued caution is advised, such as the wearing of masks when deemed appropriate. A more detailed update can be found here:

[UPDATE REGARDING OMNICRON VARIANT BA.5](#)

For a bit of musical nostalgia, you may want to attend the free concert, "The Best of the 50's & 60's Doo Wop" at Roger Sherman Baldwin Park next Wednesday, July 27<sup>th</sup>, at 7 pm.

**ARNOLD** then stepped into his role as jokester for the day and led off with some humorous military fitness reports (isn't that an oxymoron?). His pièce de résistance was a shaggy dog story about a man with a bad haircut who had a great trip to Rome.

## COMMITTEE REPORTS

**Speakers Program.** **TIM BROOKS** gave the heads up on today's speaker, **DAVID MICHONSKI**, who will inform us on "The Outlook for Greenwich Residential Real Estate: Boom or Bust?" **DAVID** has been responsible for some of the largest and most celebrated real estate sales in America for some of America's most notable families. Over the past 30 years he has lectured, marketed, taught and consulted on real estate sales and marketing around the world.

**HOLLISTER STURGES** teased our appetites with information on next week's speaker, Barry Strauss, Ph.D., who will enlighten us on "The War That Made the Roman Empire: Antony, Cleopatra, and Octavian at Actium." Dr. Strauss is a professor of history and classics, with a particular interest in military history, at Cornell University. He is a former chairman of its history department and a past director of Cornell's Institute for Peace and Conflict Studies, where he studied modern engagements from Bosnia to Iraq and from Afghanistan to Europe.



**Volunteer Hours:** There was no report

**Special Events:** **DON CONWAY** described two possible events, both two-hour cruises on three masted sailing vessels on the sound, leaving from Stamford. There are afternoon cruises on weekends and sunset cruises on Wednesdays and Thursdays. Cost is \$35 to \$45, bring your own food and drink. If interested contact **DON** at the meeting or [spiderduck4@gmail.com](mailto:spiderduck4@gmail.com).

**TOM HEALY** plugged his favorite outing, a day at the races (Belmont), and asked for a show of hands. The date would be Thursday, October 6 or 13. Cost of about \$100 includes bus and buffet. Need a minimum of 40 equestrian enthusiasts for a "go." The show of hands was a "yes." Contact **TOM** to show your serious interest. [retiredtjh@gmail.com](mailto:retiredtjh@gmail.com).

**Visiting:** **MICHAEL AMBROSINO** announced that there are members in the hospital or in rehab or on-the-mend, but they have all requested anonymity.

**Membership:** **PETER STERN** gave his usual yeoman's report on the state of the membership, but broke the mold this week by eliciting a couple of well-earned laughs from the crowd. Attendance was 74 in-person plus seven on Zoom, for a total of 81 members. There was one guest, Bob Stark, guest of **JIM DEAN** and **BOB PHILLIPS**. Birthdays were **ANDRE MAZUREK**, 65, **BOB MENDELSON**, 76, **JIM DEAN**, 78, **BOB FISHMAN**, 82. Happy candles men. Welcome back after long absence to **BART STEINFELD** and **PAUL CAMPION**, aka the Hipster. Welcome on Zoom to locals **PETE ARTURI**, **ED FARRELL**, **GRANT PERKINS** and **DOUG TAYLOR**, and from the Sunshine State, **RICK HOLZ**.

*Special announcement. Wishing a happy 63rd Wedding Anniversary to **JOHN** and **Mary CRAINE!***

## ANNOUNCEMENTS



**JACK WEIR** reported on the trip to the Yonkers Brewery. He felt it was very well done and the participants had a good time.

Commodore **JOHN CRAINE** sailed up with information on the annual raft-up, and signaled us all to **note the change in date!** “Ahoy mates! The annual RMA raft-up will be held starting noon, **Thursday, August 11**, on an anticipated beautiful day. Again this year our traditional event will include both rag haulers (sail) and stink potters (power). Our rendezvous location is the picturesque anchorage off Great Captain's Island. Plan to bring delectable edibles, lots of frosty beverages and enjoy friendly scuttlebutt with new and old friends. When the celebration is over, some of us plan a relaxing cruise and sightseeing of Captain's Harbor and its beautiful surroundings, including Island Beach and Wee Captain Island. Fully vaccinated boaters, former boaters and non-boating members, spouses and guests are invited, subject to our current boaters capacity limitations. The raft-up should conclude about 2:30 pm. A signup sheet is on the bulletin board. We look forward to seeing you at this most relaxing and enjoyable festivity.” **JOHN CRAINE**, 203-698-0118.

## **THE SPORTS PAGE**

**Hearts and Golf:** Polyathlete **MICHAEL AMBROSINO** reported on both. In hearts, the game winners were **GRANT PERKINS, DON CONWAY** and **MICHAEL AMBROSINO** (2). Moonshots were scored by **GRANT PERKINS, JOHN KNIGHT** and **MICHAEL AMBROSINO** (2). For golf, reporter **AMBROSINO** took all the awards: closest to the pin on 15, and longest drive. Next week's captain is **JAY SCHONDORF**.

**Pickleball:** **PAT MACCARTHY** reported that they were rained out last Monday, but were looking forward to hot games this week. Bring lots of water to drink. They play every Monday and Thursday 10 am till noon at Christiano Field. To get on the email list contact [pmacCarthy415@gmail.com](mailto:pmacCarthy415@gmail.com).

**Bridge:** **RON MURRAY** dealt up the scores. He also reminded all that bridge was played in an air-conditioned room in the library. Top scorers this week were **ED MASTOLONI**, 2480, **TONY COCCHI**, 2350, **JOHN FEBLES**, 1820.

**Walkers:** **TAD LARRABEE** recalled that seven enjoyed a nice warm day for a walk at the Rye Marshlands Conservancy on Long Island Sound, cooled by either the woods or the light breezes over the water.

**Outdoor Tennis: JOHN KNIGHT** sadly recounted that only one person signed up for tennis this past week. He has only reserved one court at Christiano Park for this coming week. "Just show up!" he implored.

**Tai Chi: WILL MORRISON** is out of town learning new tricks to teach old dogs and did not submit a report.

### **TODAY'S SPEAKER**

**TIM BROOKS** introduced **DAVID MICHONSKI** who has been responsible for some of the largest and most celebrated real estate sales in America for some of America's most notable families. Over the past 30 years he has lectured, marketed, taught and consulted on real estate sales and marketing around the world. He has served as chairman of international operations for the National Association of Realtors (the largest trade organization in the U.S.), on the Board of Directors of FIABCI, the international real estate federation, and currently serves on the Board of Directors of the IHC Global, the successor organization to the International Real Property Foundation which he helped found in 1991. He has been a real estate consultant for the U.S. Department of State. He has also managed the Greenwich office of Coldwell Banker.

**MICHONSKI** is the founder, chairman and CEO of Quigler, Inc., which offers a free real estate app for consumers. He is the author of three award-winning real estate books, including *Get Your Highest Price*, a guide for consumers about what they should expect from their agent to get the highest price for their home, which book served as the inspiration for Quigler. He graduated from Colgate University, and studied at Harvard, Boston College and the Wharton School.

**DAVID** promised not to present his opinions, but to feed us facts and analysis in his talk. He divided his talk into three parts.

- 1) Short and long term statistics about the housing market in Greenwich.
- 2) Statistics comparing Greenwich's real estate market to the national real estate market.
- 3) Short and long term influence factors.

Short term was pegged as year-to-date, long term since 2007 (just before the great recession of 2008).

In the short term prices are up slightly, unit sales and new listings are down. The only encouraging sign is days on market, which is down. In the long term there is general stability with no significant up or down trends, even with the recession of 2008 and the pandemic providing temporary movement in the stats.

Looking at Greenwich vs national stats, the national stats are more volatile than the local stats. Part of that can be attributed to the fact that national stats include homes in all price ranges, which is not the case in Greenwich.

Factors that affect the real estate market include mortgage rates, which are tied to the Fed's interest rate (government policy). The Fed says that a 1% increase in mortgage rates results in lowered demand by 10.4%. Another factor is the replacement cost of housing (lumber and other building supplies). The quickest way to cool the economy is to cool the real estate market, which represents 20%-25% of the GDP.

Despite his early promise **MICHONSKI** did offer some speculation on Q4 2022. Mortgage rates will continue to rise; more homes will enter the market; unit sales will decline. An election is less than four months off, so the stock market will rise, buyers on the fence will jump in, voters will feel the worst is over.

Before the spirited RMA Q&A he offered two big questions for 2023:

Will increased interest rates work?

Will the dollar remain the world's reserve currency?

[CLICK HERE TO VIEW FULL PRESENTATION](#)

### **IMPORTANT REMINDERS**

**TO CBB CONTRIBUTORS:** Scribe for the next meeting, on July 27, will be →**JOE ANGLAND**←. Please send a copy of any remarks you want included in the CBB to [jangland@optonline.net](mailto:jangland@optonline.net).

**ALL MEMBERS:** The CBB team works every week to write and publish an informative and concise bulletin for our members enjoyment. We can truly use new members to join the Scribe Tribe. Please contact **TIM BROOKS** at [tbroo@aol.com](mailto:tbroo@aol.com) if you can support this continuing effort.

**ALL MEMBERS:** Do not forget to report all your inside and outside volunteer hours to **JOHN FEBLES** at [jfebles13@gmail.com](mailto:jfebles13@gmail.com).

**ALL MEMBERS** are reminded that in addition to streaming on the Internet, RMA speakers are normally shown on the local public access TV channels, Verizon FIOS channel 24 and Optimum (Cablevision) channel 79.

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### RMA 2022 CALENDAR

Weekly Repetitive Activities*			
Day	Time	Activity	Contact
Mondays	8:45 am	QiGong and Tai Chi Workout	Will Morrison – <a href="mailto:wdmorrison@gmail.com">wdmorrison@gmail.com</a>
Mondays	10:00 am	Pickleball at Christiano Park	Pat MacCarthy – <a href="mailto:pmacCarthy415@gmail.com">pmacCarthy415@gmail.com</a> Mark Geimer – <a href="mailto:mark.geimer@gmail.com">mark.geimer@gmail.com</a>
Tuesdays	Various tee times	RMA Golf, the Griff Golf Course, Greenwich	Mike Ryan – <a href="mailto:ryantomac@netscape.net">ryantomac@netscape.net</a>
Tuesdays	10:00 to 11:00 am	Platform (paddle) tennis at Loughlin Field, Cos Cob	John Dean - <a href="mailto:Jhdeanco@gmail.com">Jhdeanco@gmail.com</a>
Wednesdays	9:45 to 10:30 am	RMA Weekly Meeting	Horst Tebbe – <a href="mailto:onehorst@optimum.net">onehorst@optimum.net</a> or Len Carusi at <a href="mailto:lencarusi@gmail.com">lencarusi@gmail.com</a>
Wednesdays	1:00 pm	Hearts	Bob Shullman – <a href="mailto:bob.shullman@gmail.com">bob.shullman@gmail.com</a>
Wednesdays	12:30 pm	Bridge	Andre Mazurek - <a href="mailto:Mazurek.a.j@gmail.com">Mazurek.a.j@gmail.com</a>
Thursdays	9:00 am	RMA Walking	Tad Larrabee - <a href="mailto:tadlarra@optonline.net">tadlarra@optonline.net</a>
Thursdays	10:00 am	Pickleball at Christiano Park	Pat MacCarthy – <a href="mailto:pmacCarthy415@gmail.com">pmacCarthy415@gmail.com</a> Mark Geimer – <a href="mailto:mark.geimer@gmail.com">mark.geimer@gmail.com</a>



Friday	11:00	Outdoor Tennis, Bruce Park	John Knight - <a href="mailto:johnknight7@gmail.com">johnknight7@gmail.com</a>
Friday	1:30-3:00 pm	Indoor Tennis (resumes in fall)	Andy Holmes - <a href="mailto:Andyholmes56@gmail.com">Andyholmes56@gmail.com</a>

\*Day & time of some events may vary; check with contact