

## Jamberoo Golf Club Limited

Minutes of the 42<sup>nd</sup> Annual General Meeting of Jamberoo Gold Club Limited held at Jamberoo Golf Club on Wednesday 16<sup>th</sup> August 2023 at 7:30 pm.

1. President Phil Hahn opened the meeting at 7:28 pm and welcomed the 23 members present (a minimum of 20 required to constitute a quorum) as per the attendance sheet: Phil Hahn, Bob Neilson (minutes), Italo Baraldi, Pam Middlebrook, Helen Wainwright, John Keeling, Peter Young, Col Booth, Judi O'Brien, Lyn Kuskey, Phil Thompson, Robyn Gregson, Lance Fredericks, Larry Kent, Marie Ransom, David Ransom, Arthur Bosanquet, Gail Rutledge, Jim Robb, Gary Brickell, Geoff Wilson, Shirley Dixon, Don Thompson.
2. Apologies: Kim Oborn, Lieve Stassen, Shane Townsend, Shirley Walsh, Liz Armstrong, Bob Anderson, Lorraine Cram, Gloria Thompson.
3. Previous Minutes: Copies of the minutes of the 41<sup>st</sup> Annual General Meeting held on 23/8/22 were available for members to read. A motion to adopt the minutes was put by David Ransom/Italo Baraldi. Carried.
4. The 2023 Annual Report had been posted on the website and copies were available. Phil Hahn referred to the President's Report and made the following comments:
  - The reports have been available on the Club website for several weeks.
  - It was a tough year, with access to the course cut off or very restricted for almost five months due to extreme weather, which explains the poor financial result.
  - We farewelled the members who passed away during the year, in particular Betty Chittick, whose contribution to the Club was enormous.
  - Member numbers grew steadily to 536 in 20-21 and 561 in 21-22, fell to 416 due to rain and then recovered to 518 by 31<sup>st</sup> May 2023. More work to do.
  - The Masterplan has gone to our planners to prepare a staged development application to be lodged with Council so that we can undertake works therein. It should be a key to acquiring grant funding in future. Phil issued an amendment in the Daily Cow document regarding our lease of the 4<sup>th</sup> hole area from Club Jamberoo; he did not intend to imply that Club Jamberoo was unwilling to renew the lease. Club Jamberoo has offered to renew the lease at a marginally reduced rent, but negotiations are continuing and the Masterplan is being prepared on the basis that the lease will end, which may or may not eventuate.
  - Thanks to the other members of the Board for their hard work. The Board members work well together. A warm welcome to incoming Board member Italo Baraldi.
  - A special thank you to retiring Club Captain Dave Ransom (applause).
  - Dave Ransom expressed his affection for the Club, thanked members for their support and wished the new Captain all the best.
  - Pam Middlebrook thanked the Board and Peter Young for their support for the Champagne Nine and thanked the Women's Committee for their hard work. Phil Hahn thanked Pam for her great efforts with Champagne Nine (applause).
5. Auditor's Report: David Murphy from Booth & Partners presented the Auditor's Report, which had been distributed, and highlighted the following:

- It is an unqualified report, which is good.
- Page 8: Profit & Loss: Loss of \$45,386, which is a big improvement on 2022.
- Page 24 shows details of the improvements.
- Page 25 again shows some details of improvements.
- Page 11: The Cash Flow Statement shows a significant increase in cash profit over 2022 and left the Club at the end of May with a cash balance of \$345,104.
- Page 9: Comparing current assets and current liabilities, the Club has a fairly strong balance sheet as at 31st May and is in a quite healthy financial position.

#### 6. Questions:

- Arthur Bosanquet: Of the total number of members, how many are paying full membership fees – or rather, how many have been given free memberships? No one had the precise figures at hand. Geoff Wilson guessed it was about two. Arthur wants the membership to be told.
- Judi O'Brien expressed a concern that our current cleaners may not be doing a good enough job and that we may not be getting value for money. Peter Young suggested that the female cleaners are doing an adequate job but that the husband of the owner, when he comes to clean, may not be up to scratch. Phil said that we would look into the issue.
- Arthur Bosanquet: What are the details of the arrangement with the planners and what is the time frame? Phil Hahn: It has been drawn out. There was a serious effort to liaise with the membership and feedback was provided to the planners. The survey has taken a long time. Arthur: When will they deliver what they have to deliver? Phil: It will take some time. Arthur: What is the cost? Geoff Wilson: About \$70,000. Arthur: Is it a finite cost? Geoff: It depends on what we decide to do. Arthur: Exactly what process does the \$70,000 cover? Phil: Until the final staged development application is submitted. Geoff: It is being paid in stages; disruptions have resulted for various reasons. Geoff: There is a Masterplan sub-committee and members (including Arthur) are urged to join if they have something to offer; we depend on current volunteers (whom we value highly) and need more volunteers.
- Dave Ransom: What is the current status of the work on the dam on the 16th hole? Phil Hahn: We need a DA for the work and it is in the staged development application. Geotechnical work was done and an engineering report will follow. An insurance claim was lodged and refused; we have explored challenging this on the basis of legal advice received. Geoff: We are waiting on formal advice, though informal advice is that it is not worth pursuing, because insurance policies are based on single events, not on prolonged damage due to persistent rain. Geoff: We have also applied for a Flood Relief Grant from Services NSW and have received some small grants, but grant applications require huge amounts of detail and time to prepare them. We need to plan on funding the work ourselves, and can't do that without concentrating on reducing expenses and increasing income. Phil: Thanks to Geoff for all the work he has done on this.
- Peter Young: How big is the current risk in having golfers in that area on the 16th? Arthur: Is it a danger to people, including children? Phil: Yes, it is a risk, but we have to go through the process. We have put up "do not enter" signs. Arthur queried this. Bob said he put up several signs on the fence and will check that they are still there. Lance Fredericks: The signs are still there.
- Phil Thompson: Is the bridge on the 16th safe? Phil Hahn: We had an engineer inspect it; he said it was okay for the time being; we were told we should get the 4th

bridge load tested, which we did. The engineering report said it was okay, but that we should limit the load to one cart at a time, so we put up signs to that effect. The safety of the bridge will be reviewed at the appropriate time.

- Jim Robb: Would it work to get an excavator in to just level up the area? Phil: Council says we need a DA to do anything, so the Club and the Board members would be liable if we didn't approach this in the appropriate way.
- Gary Brickell says that the fence above the 16th is not strong enough. He feels the 16th bridge is not strong enough and should be repaired. The mat on the bridge needs fixing and we don't bother. We don't have our priorities right; the green staff blow fairways while serious projects are left. We don't seem to know when we are going to do anything; we don't finalise anything but just let things go. As Gary's business experience has shown him, we need to JUST DO IT.

Moved Larry Kent seconded Peter Young that the Annual Report be adopted. Carried.

#### 6. Election of Directors for 2023-2024:

Phil Hahn advised that at the close of nominations there had been ten written nominations for the possible twelve positions on the Board and there had been only one nomination for each of the Executive positions. As no ballot was required, the President declared the following elected unopposed:

President: Phil Hahn  
Vice President: Kim Oborn  
Treasurer: Geoff Wilson  
Club Captain: Larry Kent  
Directors: Dave Ransom  
Col Booth  
Pat Paris  
Bob Neilson  
Shane Townsend  
Italo Baraldi

Phil Hahn asked whether anyone wished to nominate from the floor for the two potential vacancies. There were no nominations. Phil explained that Pam Middlebrook, the Women's President, has attended Board meetings although not a voting Director, and explained that she is willing (and very welcome) to continue in this capacity.

#### 7. Nomination for Life Membership for Peter Young

- Phil Hahn asked Peter Young to leave the room while his nomination was discussed.
- Gail Rutledge spoke in favour of the nomination, saying that Peter is crucial to the running of the shop. He is organised and works extremely hard. Bob Neilson read out the letter that Gail and Phil Lewis wrote when they nominated Peter for Life Membership.
- Don Thompson expressed his support.
- Geoff Wilson referred to the Articles of Association criteria for Life Membership, which Phil Hahn read out. The main criterion is ten years' membership. Peter meets the criteria.

Moved Phil Lewis/Gail Rutledge that Peter Young become a Life Member of Jamberoo Golf Club. Carried unanimously.

- Peter returned to the meeting room and received a round of applause. Peter thanked all the club members, his fellow volunteers and Bill Hodgson (who first invited him to be a shop volunteer). He said that the members took care of one another and that it is a pleasure and an honour for him to do what he does. Applause.

#### 8. General Business

- Arthur Bosanquet congratulated the new Club Captain and asked him if he would be available for more Board meetings and what he saw as his new role.
- Larry Kent responded by saying that work and injuries that prevented him from driving limited his attendance at previous Board meetings but that he would be able to attend more in the coming year. He knows that he has big shoes to fill but he has his own ideas for the Club and will bring these before the Board. He believes the Captain must be approachable and accountable. He will discuss issues with the Match Committee, including a program with a variety of events. He anticipates difficulties but looks forward to the challenge. He will try to be diplomatic. He will need to work closely with the greenkeeper, with whom he has a good relationship and whom he sees very regularly. He will do the best he can to follow in the footsteps of Dave Ransom, who was an outstanding captain. Applause.
- Gary Brickell asked if the Club already had job descriptions, arguing that they should be available. Geoff Wilson answered in the affirmative. Dave Ransom said he would send Gary what we have. Gary offered his help in creating job descriptions, as he has had experience in this area.

9. Close of Meeting: Chairman Phil Hahn thanked everyone for coming and closed the meeting at 8.20 pm.