

WELLINGTON (SOM) BOWLING CLUB

Affiliated to the SBA AND BE

Formed 1907



Extraordinary General Meeting

Tuesday 16th July 2019 - 7.00pm at the Club House.

Minutes

1. The chairperson declared the meeting open at 7.00pm

2. Apologies for absence

Apologies were received from Thelma Helps, Simon Spalding, Monica Spalding, Ian Stuart, Eileen Stuart, Yvonne Abbot & Tony Woollard.

3. Chairperson's Comments

The Chairman opened the meeting with a brief overview of why we were all here and the format of the meeting to come. He also summarised the nature of the project to be voted on and the reason for the vote. He also thanked Richard Manning & Gerry Mangeolles for the work they had done in getting to this point. He then handed the meeting over to Gerry Mangeolles.

4. Presentation by Gerry Mangeolles

Gerry gave a brief overview of the proposed construction works and what it entailed. He also covered what had changed since the last EGM and what was covered in the new Phase 1 works and then the new Phase 2a works creating the new ladies toilets.

He also indicated that the next phase of the works, Phase 2b the changes to the clubroom, would be a completely separate project that would involve new proposals and separate authorisation.

Gerry also explained that the more detailed design process had determined the need for some additional works including: a new concrete base and relocation of the existing garage, the installation of an electric shutter door to the new equipment store and the installation of new vinyl flooring to the new facilities.

Gerry then explained the contractor selection process. Quotes were received from four reputable contractors. A specification was issued to enhance the plans to ensure the quotations could be properly compared.

At a Committee meeting on the 1st July, it was proposed to also implement the ladies toilet immediately after the extension is completed as a Phase 2 addition to the original work scope. This makes sense, so all the work in that area is completed.

What is now covered under Phase 1 and Phase 2A?

New Phase1 will contain;

- a) A drainage system that will connect all three toilets (subject to building control).
- b) A ventilation system in place for all toilets
- c) New men's toilet complete with two lavatory pans.
- d) New disabled toilet.
- e) Relocation of mower store with an "up and over" door facing the green.
- f) A 10% increase in floor area.
- g) Extension has become narrower and longer. The new extension will not follow the same back building line as the existing back wall. The foundations dig – 1 metre will be two bricks in, due to the closeness to the embankment (depth determined by Building Control).
- h) The mowers have closer access to the green with an "up and over" metal door.
- i) And a reconfiguration of the new layout allows for separate access to a new toilet area for the Ladies and a larger corridor space for storage and a cleaners cupboard.

After the design had been finalised, planning permission for the extension has been obtained from West Somerset & Taunton Council. A specification was then developed and four contractors were approached: Mark Ware, Taunton Vale Construction, Blue Wave Construction and SCF.

All of these firms visited the site and were talked through the scheme. Initial quotes were obtained and these were considered. It was felt that there was some lack of clarity from some of the responses and so they were approached again to make sure they were all quoting against the specification.

The quote from Mark Ware was significantly lower as the business is not VAT registered. Mark Ware was also not able to commit to any timescale due to other work commitments and was rejected.

Taunton Vale Construction's quote was considerably higher and so was rejected. That left two companies – Blue Wave Construction and SCF who were interviewed on site.

Interviews were undertaken with the shortlisted companies on site to discuss their quotes, approach to the work, access requirements and H&S etc.

SCF are proposed as the preferred contractor based on price and reputation. Also they can commence after the outdoor season at the end of September this year.

5. Financial Presentation by Bill Warnett

Bill then described the budgeting that had taken place for the original scheme and how this had changed with the revised scheme.

Bill also discussed the reasons for the increase in costs due to the design changes that had taken place.

Bill also pointed out that any works were subject to approval by the building regulation inspector and this could result in additional works being required.

It was also pointed out that if the works are commenced, as planned, before the end of September Richard has been working to secure a grant from West Somerset & Taunton Council that will offset the cost of some of the works.

Bill also discussed the Club's financial position and how well we were doing when compared to many other clubs. He described the current financial reserves and how the cash flow from the proposed works and our normal activities would affect these. He went on to indicate that along with the Treasurer a figure of reserves had been determined that should safeguard the Club's activities.

6. Conclusion & Vote

- a. Summary of what we are voting for. We are voting to get the extension built as designed and presented - Phase 1. We are also voting to proceed with Phase 2a at this time and the extras as indicated. Once we have completed these stages we will look to design and present proposals for Phase 2b to the members.
- b. Benefits of scheme. The scheme will create additional space within the clubhouse enabling the future development of the function room to its full potential allowing tables and chairs to be set out for seven rinks without having to squeeze people in and with access around the tables. The scheme will give us the opportunity to develop the function room and bar area to a new modern standard that we can all be proud of. The scheme will give us new and updated toilet facilities and give the ladies much improved facilities. The scheme will create storage facilities within the new extension for our equipment and retain the storage provided by the concrete garage. The scheme will create additional space at the toilet end of the building for additional storage lockers for members. The scheme is also planned to take place after the end of the outside season and should therefore have minimal impact on club activities.

7. Question and Answers

A range of questions were asked and responded too by the presentation team.

8. The Vote & Result

A vote was then held by a "show of hands" of those in favour and those not in favour. There were no objectors to the proposal and therefore the proposal had unanimous support from the membership.

9. Announcement of the Result

Geoff then announced the result to the members and confirmed that the necessary arrangements will now be made to proceed with the work, which will hopefully start as soon as possible after the green closes on the 21st September.

He thanked everyone for attending and for everyone's support.

The Chair closed the meeting at 8.15pm

Signed: Geoff Stamp (Chairman)

Date.....