

WELLINGTON (SOM) BOWLING CLUB

Affiliated to the SBA AND BE

Formed 1907



Extraordinary General Meeting

Monday 29th October - 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 Jay Merrill, Steve Lovell, Janet Lovell, Roland Bath, Simon Spalding, Monica Spalding, Tony Butler, Edith Butler & Norman Shutler.

3. Chairperson's Comments

Geoff welcomed everyone and expressed his delight at the high turnout. He then went on to explain the reason for the EGM and that it was to discuss the potential alterations and to confirm that the members wish the Executive to investigate the matter further.

Presentations would be heard from Richard Manning, Bill Warnett and Brian Wombwell and after that there would be a "Question & Answer" session.

Then there would be a ballot. He also explained that in the event of a "Yes" vote, then plans would need to be produced, planning permission obtained and then put out for tendering.

After tendering, another EGM would need to be held in order to obtain the Members consent to proceed.

4. Presentation by Richard Manning

Richard explained that the proposed plans for the project were first displayed over 12 months ago for members to consider. This was now looking to the future of the Club and whilst various pieces of the jigsaw had already been completed at no cost to the Club, this was different as it meant using our own funds at this stage.

The Club had changed dramatically over the last two years, with over 70 Friendlies arranged for the next year, new teams in the winter and a 40% increase in the membership. He then highlighted various matters around the premises that needed refurbishment or improvement.

With regard to the actual extension, Phase 1 would measure 6 metre x 4.4 metre and would include the mower shed and urinals. If agreed, he would arrange for the plans to be drawn, submit for planning permission and he felt that there was no need for an architect. An estimate of £26,000 had been obtained for Phase 1.

Phase 2 would hopefully start in September, which would include moving the disabled toilet, alteration to the outside doors and the changes proposed to the function room e.g. moving of the bar and ladies toilets.

One alternative that could be considered was the possibility of moving the ladies toilets into the changing room, but that would only leave the Club with two changing rooms.

In conclusion, the project is about longevity and the future of the Club. A building fund had already been set up and he explained about various possible grants, but stressed that none were guaranteed.

He proposed that if the Members agreed to proceed, then a building Committee should be set up comprising of himself, Steve Lovell, Vic Horne, Tony Woollard, Alan May and one of the Treasurers.

5. Financial Presentation by Bill Warnett

There was a significant amount of financial detail in his speech and for that reason it has been included in full as below;

“With respect to the development proposal being discussed this evening and the financial position of the club – the short answer to the question “Can we afford to do it?” is YES.

The role of a Treasurer is not just to take and add up the money, pay the bills and produce the accounts. It is also to look to the future and advise the club and try to make sure that it does not put itself at financial risk.

When we took over the role fourteen months ago one of the first things we did was to try and get an understanding on how the club operated from a financial and economic perspective. This involved building a spreadsheet model of how the club runs. What generates its income, what regular costs there are and which are fixed and which are variable. Also what drives these incomes and costs and how are they related. Now with two years’ worth of data we have a good idea of what makes the club tick.

Once built this model can be used to answer questions such as what happens if we lose members, what happens if we increase fees etc. It can also be used to predict future cash flows and allow the club to take account of any significant future expenditure.

At the moment the Club is holding around £55,000 of cash. If you strip away things like the Tour income and expenditure (Which is just money in and the same money going back out) at the current moment the club has an income of about £62,000, fixed costs of some £24,300 and variable costs of some £21,500. This means that we generate a cash surplus of just over £16,000 per year.

Last year the surplus was some £19,700 and this year it will be £15,300, after someone off expenditure on new windows and fencing.

So without spending on any significant development at the end of next financial year the club would be holding some £70,000 of cash and the year after some £85,000.

We currently have had two building companies come in and give us quotes for the work Richard has described. One came in at £49,000 the other at £46,000. With the split between the two phases at roughly 60% for the first phase and 40% for the second phase.

So once we have drawings completed, planning and building regs in place plus a bit of contingency let’s say phase one will cost £31,000 with fees and phase two £25,000. We will of course have to go out for formal tender before any contract is let.

Working to the timescale discussed phase one would be done this financial year and phase two next financial year. Given our current financial performance and cash position we can afford to go ahead with this development and the club will maintain good financial reserves.

There are possible up sides as we can expect some grant income from TDBC of £5,500 and we can also look to apply for others grants towards the cost.

So the long answer to the question "Can we afford to do it?" is also "YES"

6. Presentation by Brian Wombwell

Brian started by saying that what he had to say was in no way a criticism of the scheme that Richard had put forward and indeed we all owed Richard a debt of gratitude for all the work that he has done for the Club over the last 3 years. However, the proposed building project would cost a significant amount of money and that Members should think very deeply about how this money should be spent.

He explained that the alternative proposals that he was suggesting were based on comments made to him by other members and some of his own ideas and could possibly overlap with Richard's in some areas.

He then went on to question (by giving examples of how the clubroom is currently used during the year) if extra space was actually needed and the impact on the membership if the Club was ever hired to Third Parties e.g. for pilates, dancing clubs etc. Did the proposed layout provide what Members needed and he felt that a meeting should have been arranged much earlier to gauge the opinions of Members and involve them in the design.

He then gave examples of how the surplus funds could be spent. It was a fact that our site was constrained, but many Members had asked if there was any possibility that a second indoor rink could be built somehow. Professional advice should be obtained on the matter and if there was no affordable or practical solution then we could rule it out.

He then described various alterations and improvements that were needed to the building, some of which overlapped with those presented by Richard.

With our current funds they (and possibly more) could all be completed and he proposed that in order to do so, we should form a group of Members who have the necessary skills to look into the matter. It would also be necessary to draw up a scheduled program of work to fit in with the summer and winter bowling activities.

Progress reports for designs, costs and a Program of Work would then be submitted to the Executive and General committees and then to a further EGM for discussion and approval.

Finally, he made the point that whatever is decided by the majority, that it was a democratic decision and that everyone should support it.

7. Question and Answers

The following questions and the responses made were as follows;

Tony Woollard asked that as this was going to be done in two phases, what did Richard regard as the main project. Richard replied that it must be Phase One.

Ian Hollingsworth commented that whilst Brian gave a good speech, all that was being offered were quick wins, but we needed to give more consideration to successful projects. Brian responded by saying that the only information supplied to him was the sketch plan and apart from that had no great detail of what Richard was proposing.

Bill also pointed out that we were a very successful Club and that we were generating enough money to do what Brian had suggested, but that there would be loads of opportunities in the future to do these things.

Chris Williams explained that he felt it was very difficult decision to make, but that he was not happy that there was no architect or quantity surveyor involved with the new build. Also, that there must be a proper tendering process. If you do this and decide to proceed, then there is less chance of potential problems.

Richard asked for Gerry Mangeolles to reply to this and in doing so, confirmed that having been a Quantity Surveyor all his life, he felt that this was a simple build and that there was no need to employ an architect.

Mike Groves pointed out that we all wanted to improve the Club, but would it not be easier if we just extended the bar slightly and create designated areas for the tea trollies etc. on match days. It was generally felt by others that this would not be practical.

Ann Cowling questioned why we still need three changing rooms, when many clubs only have two of them. If we took away one this would increase space without needing the build. One or two Members commented in favour of three changing rooms as these are needed by visiting teams.

Joan Thomson asked Bill Warnett, if his projections included potential rising costs in respect of Phase 2. Bill explained the basis of his calculations and if it did become a major problem, then we could hold fire with phase 2 for the time being. Tony Woollard commented that by having two phases, it was possible to update and adjust figures as we went along, so that there were no hidden surprises.

8. The Vote & Result

A secret vote then took place and Chris Williams & John Cherry counted the ballot papers.

9. Announcement of the Result

Geoff then announced the result which was 69 Members in favour, 22 against and 2 abstentions. Geoff commented that the result was clearly in favour of proceeding and that the Executive would now progress with the drawing of the plans, obtaining planning permission and then putting it out for tendering.

He thanked everyone for attending and for the meeting being such a success

10 The Chair closed the meeting at 8.45pm

Signed: Geoff Stamp (Chairman)

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