

**MINUTES OF SPECIAL GENERAL MEETING
OF MT MAUNGANUI BRIDGE CLUB
Held on Wednesday 13 January 2021 at 6 p.m.**

Present: 82 people (list on file) plus Ian Glover and Donal Boyle - representatives of the Omanu Surf Club - and Megan Cleveley and Helen Giles - representatives of Tauranga City Council.

Apologies: 11 Club members (list on file).

Welcome and Introduction of visitors by President Diane whose report is attached to these Minutes. Diane read the Resolution to be voted upon, as follows:

"Resolved at a Special General Meeting of the Club on 13 January 2021 that the President and Committee of the Club are authorised to enter into and sign the heads of agreement and lease agreement necessary to give effect to the proposal to establish new premises of the Club to be constructed on its existing site generally in accordance with the terms and conditions of the attached Heads of Agreement to Sub-Licence presented by the Omanu Beach Charitable Trust to the Club."

Presentation of budget information by Treasurer Jane who explained that at present the Club has a total of \$101K which is current account balance and fixed deposit/shares. If we move into the new building our estimated annual operating costs will rise by approximately \$6,000 p.a. The Committee is reluctant to increase club fees by way of subscription or table moneys in 2021. However, in 2022 table moneys will probably rise by 50c per player per session which, based on past several years income (not specifically 2020 due to Covid and subsequent closure), should cover the increased annual operating expenses.

Omanu Beach Charitable Trust (OBCT) - project developer - has budgeted \$25K for the fit-out of our portion of the new building. We estimate an approximate further \$25K will be required to purchase and install the soundproofing doors separating the playing area and the lessons area. However, this expenditure (door) would not need to be made immediately.

Question time:

It was very pleasing that many members asked sound and thoughtful questions. Most of these questions were answered to the member's satisfaction by OBCT, TCC, or Bruce Inglis (chair of our steering committee). Questions included:

1. Q. Had the Club received provisional quotes for the upkeep of the existing building?
A. Treasurer: No - considered to be a very expensive exercise.
2. Q. Disabled parking at Bowling Club? Only 2 bays at present.
A. TCC - carpark (public carpark) will remain as it. However, inside the bowling club gates is provision for extra parking which we could designate for disabled.
3. Q. Fire escape opens into "gated" area at rear of building?
A. OBCT: According to the Fire Engineer the fire escape must be in its planned location but there will definitely be access to Golf Road.

4. Q. Challenge that the Fire Engineer is 100% correct. A fire escape should work in every instance that can possibly happen. Professional opinion is that we should be able to get out at the front and the rear of the building. NZ Surf Lifesaving will have to break the fire wall in case of an emergency and therefore MMBC is not in a stand alone situation.
- A. The building is a community based shared facility and the developer/steering committee is satisfied fire requirements are being met.
5. Q. How will the move affect membership fees and session times and frequency both short and long term?
- A. 2021 Committee will maintain status quo.
2022 Table money will probably rise by 50c per session.
And thereafter subscriptions will naturally increase at some stage.
OBCT pointed out that they will be actively applying for community funding grants, and we will be invited to jointly apply.
6. Q. Disappointed that the Heads of Agreement document was received by membership at the 11th hour. Concern that OBCT is bulldozing MMBC into a project about which we don't have enough information or control.
- A. Steering Committee rep - reassure all members that their committee is working diligently on behalf of the entire membership and the Steering Committee and club committee definitely does not feel pressured or bulldozed. The evaluation of plans and planning has been a very complex situation in a short time frame. Heads of Agreement DRAFTS were only received and negotiated just prior to Christmas. Steering Committee feel they have a clear understanding of how the joint tenancy will operate and the lease will be based on calculations for community facilities. Nothing will change significantly from now on. All decisions to date have been thought through in considerable detail and decisions have not been made in an "urgent" fashion.
7. Q. Why can't we have the ground floor?
- A. NZ Surf Lifesaving will be storing emergency vessels (eg jet skis, boats and IRBs) on the ground. Essentially garaging.
8. Q. Will there be a budget shortfall?
- A. No.
9. Q. How are operating costs in the new building to be apportioned?
- A. Jane based her figures on one third being our portion and this should be the maximum we are liable for.
10. Comments
- a) MMBC should think deeply about losing autonomy.
 - b) Disappointed committee make decisions without consultation with members.
 - c) The money we currently hold in reserves will vanish.
 - d) Why go up to first floor? Mobility is of real concern.
 - e) Expenditure to be outlaid could be used on existing building.
 - f) Why do we need a larger playing area?
 - g) Other buildings have asbestos problems and these can be fixed, especially with application for grants.
 - h) The desire to have a "voice" for past members who worked hard to establish current building.

Diane then asked those members present to vote on the Resolution outlined above.

Scrutineers advised the result as:

In favour 63

Not in favour 8

Abstain 6

The Resolution was carried.

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Diane thanked everyone for coming and the Meeting closed at 7 p.m.