

Minute of Special General Meeting held in Gifford Village Hall 1st October 2018

Chairman – Kenny Gray – Club Captain

Supported by

Michael Lodge - Finance Convenor

Club Member - Vic Williams, Quantity Surveyor. Vic has been acting as project coordinator supporting the Committee through the planning, design, tender and bidding process.

Drew Johnston – Club Secretary/Treasurer

Attendance

114 members signed in.

Apologies were received from 17 members

Background

The purpose of the meeting was to receive membership approval for plans proposed by the committee relating to refurbishment of the Clubhouse, erection of a new Secretary's Cabin to the back of the clubhouse behind the first tee and to accept the offer of grant support from Viridor Credits.

The Captain had previously issued an outline of the proposed works including the overall expenditure and funding plan and expanded on this prior to asking for questions.

Questions

How was the level of VAT Refund and net funds available for the project calculated?

The questioner was accurate when he highlighted the fact that the gross vat refund received as reported in the 2017 accounts was £65,341. The deductions required to get to the net income to the club according to the 2017 accounts are the Accountants Fee of £7,841 and the corporation tax payable of £13,068 giving a net figure of £44,522. The actual amount of tax paid was slightly less than the accrued figure so for simplicity a figure of £45,000 was being used as the net contribution to the project from the VAT refund.

The Captain's report had used the figure of £60,000 as the top line and a contribution of £45,000 as the amount available to fund the project. Mike Lodge apologised for any confusion caused but confirmed the funds available in our reserves were as reported - £45,000.

There was concern expressed that if we had made this mistake how could the membership be sure that the costings reported were accurate.

Vic Williams explained the detailed approach to the tender process and assured the membership that the reported costs were prepared in a detailed and professional manner based upon the 4 bids received from independent builders.

The subject of the additional toilet to be placed into the space currently occupied by the shower was raised.

Vic Williams highlighted that this was necessary to comply with the building warrant issued by the Council. Vic also highlighted the fact that the Council had been very supportive in this area as they had approved the introduction of an Ambulant Toilet as opposed to a fully accessible disabled facility.

After a number of further question and answers relating to the toilet a member suggested that we should accept the plan as submitted and move on.

Could we only use the VAT rebate for Capital Projects?

Mike Lodge advised that the funds were available for any purpose but the Committee recommendation was to use the funds in this project.

How long will the Clubhouse be closed?

Mike Lodge advised that the clubhouse would likely be closed for the whole 12 weeks of the works but this would be kept under review and we would try and provide some catering if possible. The course will be open throughout.

Would there be sufficient toilet facilities?

Yes temporary toilets will be available. We may also be able to access the ladies toilets during the works.

How will the Cabin be heated?

The Cabin is well insulated and heating from radiators will be included in the build.

Who are Viridor.

Viridor are a Waste Management group who have a responsibility to reinvest some of their profits into the community.

What will be the impact on the 2019 budget?

Mike Lodge advised that he had yet to prepare the 2019 budget but was expecting to deliver a balanced budget. The loss of revenue due to the works will need to be built in to next year's budget but during the months that the works will be going on the actual net revenue loss in relation to the overall income of the Club is relatively low.

Mike Lodge assured the members that there will be no reduction in the green keeping budget.

What will be the impact on Clubhouse Staff during the works?

Over the winter period we employ two members of staff who work for either 4 days or 3 days on an 8 hour shift pattern. These members of staff will continue to be working as starters and when possible will also provide a catering service as conditions permit.

Who tendered for the works?

Vic Williams confirmed that the invitation to tender had been issued to 5 builders based on their known quality and good reputation. 4 builders had submitted tenders with the preferred supplier being David Morin Builders who are well known locally. The David Morin tender used was for the Viridor grant application and which has led to the successful result in that respect.

What is the actual level of the Club's Reserves?

Mike Lodge advised that the providing and exact figure at any point in time was difficult due to the fluidity of our cash flow but that he was confident that the level of club's reserves will not fall below £30,000.

The Vote

The Captain asked for a show of hands for and against the proposal.

There was a huge majority in favour of the proposal and as such the proposal was approved. (Only 5 members present voted against the proposal)

Vote of Thanks

The Captain thanked everyone for attending and in specifically highlighted the work of Vic and Drew in getting the project to this stage.

Club member James McQueenie proposed a vote of thanks to all involved in the project especially the Captain. A large round of applause followed.

The meeting closed at 20.20.