



**MINUTES OF THE GENERAL MEETING
TUESDAY 30 NOVEMBER 2021**

ITEM 1 ATTENDANCE

The final number registered was 70.

ITEM 2 APOLOGIES

Peter Blaxell
Steve Young

Marshall Croxford
Ron Watson

Sam Fogarty
Bob Kucera

Brian Cooper

Commodore Phil Hearse declared the meeting open at 7:30pm with a quorum of 70 members.

ITEM 3 PREVIOUS MINUTES

The minutes for the previous General Meeting held on 30 March 2021 were approved at the General Meeting on 30 July 2021. Therefore, there are no outstanding General Meeting minutes to be approved.

ITEM 4 BUSINESS ARISING

4.1 Department of Transport (DoT) Lease Negotiations

Commodore provided an update on the current situation relating to the Lease negotiations with DoT. DoT has previously indicated their intention to increase the Club's rent from \$34,000 pa to \$760,000 pa.

The Club has been working through this issue over the past three years and recently commenced arbitration. A Lease Committee was formed, and in conjunction with the Board it was decided to seek a direct negotiation with DoT in parallel to the arbitration process.

It is hoped that a resolution can be achieved by the first quarter of 2022. Further updates will be provided as they become available.

ITEM 5 FLAG OFFICER'S REPORTS

Full reports are contained in the Agenda Booklet. Flag Officers added additional comments and called for questions.

ITEM 5.1 COMMODORE'S REPORT

Commodore called for questions.

- **Jim MacBeth** asked the Commodore to outline what the Board was intending to do with regards to the possible of mandating COVID vaccinations.
- The Commodore responded that at this stage FSC was following Government regulations as required. As per the WA State Government mandate, all employees are covered under Group 2 and will be required to be fully vaccinated by 31 January 2022. This mandate also covers all volunteers at the Club.

Moved: Matt Duff Seconded: Rob Hodby - CARRIED

ITEM 5.2 - VICE COMMODORE'S REPORT

- Report taken as read.
- Observations - massive number of new members this last quarter. Please make new members welcome.
- Great Sailing with Sail Freo and the Women's State Championships. Also congratulated everybody involved, particularly getting the Racing and Mentorship Program (RAMP) up and running.
- Thank you to our huge number of volunteers, the recent Volunteer Cocktail Party was a great success and your work is very much appreciated.
- **Jim MacBeth** questioned if the Member Survey comes under the portfolio of the Vice Commodore. VC responded that elements did come under the House Committee but primarily will impact the work of the CEO with regards to service delivery and facilities. **Jim MacBeth** then queried if a report would be provided to members this evening. He commented that he was not happy with the actual survey structure.
- Commodore advised the CEO would provide a report later in the meeting.

Moved: Greg Hancock Seconded: Steve Delfos - CARRIED

ITEM 5.3 – REAR COMMODORE SAIL'S REPORT

- Report taken as read.
- **Jim MacBeth** raised concerns about the boat yard being used as a boat storage area and that five bays had recently been removed.
 - **CEO** responded the Club was approached by a number of members who had purchased carbon fibre hulled boats and their preference to dry sail these vessels. The Club has allocated five bays at the western end of the boat yard. Two are already occupied and the Club is receiving revenue as a result. Also provided guaranteed income as lift fees are received each time these boats are used and demonstrated the Club responding to requests for a particular service.

Moved: Anita Wyntje Seconded: Jim MacBeth - CARRIED

ITEM 5.4 – REAR COMMODORE POWER'S REPORT

Commodore called for questions, and as no questions asked, the report taken as read.

Moved: Ole Ottness Seconded: Matt Duff - CARRIED

ITEM 5.5 – REAR COMMODORE FISHING & DIVE REPORT

Commodore called for questions, and as no questions asked, the report taken as read.

Moved: Paul Arns Seconded: Bill Burbidge - CARRIED

ITEM 5.6 - TREASURER'S REPORT

- Overall year to date results were provided with forecasting through to the end of the financial year rather than relying on budget – provides a better understanding of the Club's position. Sections and departments have been asked to provide updated information to get accurate as possible forecast as possible.
- Club expecting to increase expenditure on repairs and maintenance - \$1.6 million for the 12 months.

- Increase in salary and wages due to an additional engineer and the new Waterfront Operations Manager.
- Anticipating on a deficit for 12 months of approximately \$2 million.
- Non-cash items of \$760,000 for DoT lease along with depreciation if removed would deliver a cash surplus of around \$85,000.
- The Trustees are preparing a new F Schedule. The F Schedule requirements for 2045 is approximately \$84 million. Currently just over \$23 million in the Trust – the bona fide will be around \$2 million a year. Treasurer then provided a brief overview of the bona fide.
- **Commodore** added that a large amount of maintenance work was required around the Club particularly on the wharfs.
- **Robert Halverson** queried what is the budgeted operating result for the full year will be and how would the Club be able to meet \$84 million F Schedule requirements.
- **Treasurer** explained several committees are looking at ways increasing revenue and cutting expenditure. The Club has not maintained appropriate levels of maintenance to infrastructure and as a result major expenditure is required.
- **Jim MacBeth** commented that the maintenance is very important and provided an example of a recent experience he had with deteriorated infrastructure on the jetties.

Moved: Anita Wyntje Seconded: Steve Delfos - CARRIED

AGENDA ITEM 6 – SPECIAL BUSINESS

No special business for consideration.

AGENDA ITEM 7 – GENERAL BUSINESS

ITEM 7.1 – Maintenance & Project Update

- CEO Karen Baldwin provided an update on behalf of Andrew Raven (Maintenance Manager) and Paul Bailey (Consultant Engineer - PAEMAC) to maintenance and projects approved by members at the July 2021 AGM. The following works have commenced:
 - Service Jetty Replacement (Fuel reconnection pending) – COMPLETED
Has been a delay in reconnecting fuel service due to specialised equipment required from interstate along with a number of complexities including electrics corrosions. Contractor Weldaid will be onsite from 8 November.
 - Junior Clubhouse reroof and repair works - COMPLETED
 - Concrete Headstock Repair works - COMMENCED
 - Steel headstock repair works – G Jetty – COMMENCED
Contractor is currently onsite and due to complete work by end of December 2021.
 - Procured materials and awarded Mooring Pile replacement works
Work is due to be completed by January 2022.
 - Procured and awarded Boat Ramp supply & installation contracts
Pontoon to be manufactured of-site and should be ready to install in mid to late February. Work will take approximately 5-7 to install.
 - Commenced Finger Jetty replacement program - COMMENCED
 - Obtained quotations for Coffee Terrace – RTA to be submitted for Board approval before end of year
- ‘Duffy Project’ – some members may be aware of a petition circulated supporting the reinstatement of stairs up to the Ward Room balcony. The Club has engaged Buchan Architects who were the original designer of the Club House building. They are looking at two concepts, a spiral option and a levered option. Obviously cost is going to be the greatest issue but proposal would need to come back to members for approval - between \$100,000 and \$180,000 depending on option chosen. Next step after firm costings are received proposal will go to the Maintenance Committee before being put to the Board.

Matt Duff commented original price in the petition was \$75,000. **CEO** confirmed the original amount was \$65,000 however this did not take into account project management fees or approvals etc and not providing breakdown tonight. **Mr Duff** raised concerns the proposal was not included as a separate item on the Agenda for the meeting. **CEO** responded that the proposal was on the agenda for the Maintenance Committee and will continue to be reviewed – no vote can be held until firm pricing has been received. **Mr Duff** added that he believed it was an act of vandalism that the original stairs were removed.

Kaye Risely commented she has been a member for many years and the previous external staircase had provided her with a sense of security knowing there was a safe exit in the event of a fire. She also commented that she believed the previous stairs had been removed without Board permission.

Ross Ditchburn raised his concern about the lack of lighting on the jetties – C Jetty in particular. He also noted there have been many small maintenance concerns reported including toilets, work stands etc. but nothing seems to get done. **CEO** confirmed a new electrical company has been engaged and the maintenance committee are aware of the C Jetty lighting issue. It is hoped with the appointment of the new Waterfront Operations and Special Projects Manager, the Club will be able to progress many overdue maintenance issues.

Commodore added that in 1982 Club was in a dire financial position. The Club sold off perpetual or lifetime memberships and lifetime pen leases – about 500 of the Club's 700 pens fall under this category and therefore the Club receives no rental income from 500 pens. Club is doing everything it can to remain viable.

Matt Duff commented the Club wouldn't be here if the actions outlined by the Commodore had not occurred. **Commodore** agreed however the situation was now a major problem due to the lack of revenue Club receives.

Terry Baker commented that he believed the Club had done very well financially from the arrangement particularly with the capital gains when pens are sold.

Commodore agreed but pointed out if the pens had been retained by the Club and leased out, the revenue would be at least \$5 million dollars a year for the next 20 years.

Item 7.2 MEMBER SURVEY

KB provided a brief overview of the results of the recent member survey. Previous survey undertaken in 2018 and this survey asked the same questions to provide a base measurement.

581 responses received – 18.7% membership base

Members liked the following most about the Club

- Location
- Club facilities
- Friendly & helpful staff
- Members – friendliness, friendship & socialising
- Atmosphere
- Sense of community

A number of areas were identified requiring further attention and will be addressed in due course.

Jim MacBeth has concerns about the survey, in particular the veracity of the data. Concerned why people didn't respond – maybe next time the Club should try and make sure it can identify people who didn't answer and try and engage them.

Item 7.3 Introduction of SailPass at FSC

- Todd Girardo outlined the introduction of SailPass which will be managed through the MemberPoint app.
- From 1 January 2022 will be a requirement of Australian Sailing.

- Will be very useful for crew management.
- Free at least until March 2022.
- Inshore and Offshore will need to use if crew do not possess a Sailing Australian number from another Club.
- Information will be sent out to all members next week.
- Steve Parkinson questioned if cruising activities are included in SailPass. TG confirmed the intention of the SailPass is to provide a mechanism for tracking crew, guests on boats etc. KB reiterated SailPass is mandatory for all racing but optional for cruising (eg. Twilight Sailing)

Commodore asked if there were any other items of general business – no responses received.

Commodore thanked members for attending and invited members to adjourn to the Club Bar downstairs for refreshments.

Meeting declared closed at 8.45pm.

DRAFT