

DARLINGFORD WATERS MARINA Pty Ltd
(ATF Darlingford Waters Boat Club Unit Trust)

NOTICE OF GENERAL MEETING

**Notice is hereby given that the next General Meeting of Share Holders will be held
at the Ringwood RSL, 16 Station Street, Ringwood VIC.**

Date: Thursday 29th November 2018

Time Immediately following the Annual General Meeting

Please find attached the following papers:

- a) Agenda for Meeting
- b) Minutes of Previous Meeting
- c) Proxy Form

The Chairman's and Treasurer's report will be distributed under separate cover.

The Directors look forward to seeing you at the meeting.

Maurie Callinan
Director/Secretary

8th June 2018

DARLINGFORD WATERS MARINA Pty Ltd
(ATF Darlingford Waters Boat Club Unit Trust)

NOTICE OF GENERAL MEETING

Thursday 29th November 2018

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AGENDA

1. **Chairman's welcome**
2. **Confirmation of Minutes of Previous General Meeting**
3. **Business Arising**
4. **Chairman's Report**
5. **Secretary's Report**
 - 4.1 Correspondence
 - 4.2 Membership status
 - 4.3 Statutory Matters
 - 4.4 Status
5. **Treasurer's Report**
 - 5.1 Financials from 1st July 2018 to 31st October 2018
7. **Site Directors Report**
 - 6.1 Site Management
 - 6.2 Site Development
 - 6.3 Site Parking
8. **Activities Committee Report**
9. **General Business**
 - 8.1 Matters not otherwise listed

Darlingford Waters Marina Pty Ltd
(ATF Darlingford Waters Boat Club Unit Trust)

Minutes of General Meeting

Held on Thursday 28th June 2018, 7:45pm at Ringwood RSL

1. Chairman's Welcome

In opening the meeting at 7:55pm the Chairman Brett welcomed the members who made the effort to attend the meeting, Brett also introduced the new minute taker as well as introduced and welcomed the new member Renee.

2. Confirmation of Minutes of previous General Meeting

It was moved that the minutes of the General Meeting held 22nd March 2018 be accepted.

Moved – Margie Elliott Seconded – Simon Cox

3. Business Arising

Brett informed the members that in a previous directors meeting a “no alcohol in General Meetings” rule was passed. The reason being to stop members from refilling drinks at the bar which results in things having to be repeated.

4. Secretary's Report

4.1 Correspondence In

None.

Margie is circulating emails regarding the greywater and invited everyone to participate in the questionnaires.

4.2 Membership Status

There are currently 6 vacant pens, 2 belonging to members and 4 belonging to the boat club

There are no pens on A & B, one pen on C and five pens on D.

4.3 Statutory Matters

The annual company statement was given to the accountants for lodgement with ASIC on 16th June 2018

4.4 Status of UHA Review

The Unit Holders Agreement is being worked on and is expected to be done by 30th October 2018.

New Members

- Jeanine Roberts (Neesh's Sister)
- Jeanette as a sole member
- Michelle and Paul Anderson
- Marco and Alison
- Graeme Arnold bought Pete Smith's Pen
- Andrew and Melanie
- Robert Sharpe is signing document to become full member.

Departures

- David
- Peter Smith
- Leigh and Josie Phillips
- Jo and Tim Gardner
- Max Peters

5. Treasurers Report

5.1 Financials from 1st July 2017 to 30th April 2018

- April figures report went out
- Brad highlighted key parts of the Year to Date financials comparing them to budgeted figures.
- Brad also highlighted the Land Tax bill which has to be paid in relation to land tax owing for 6 years (including the current year) totalling \$7,800.
- Brett explained that although operating cash is above budget it is expected to decline to be closer to budget.
- It was moved that the April figures be accepted.

Moved – Stuart Steer

Seconded – Garry Forden

5.2 2018/19 Budget Presentation

- Brad provided an overview of the 2018/19 club budget stating that it is a break even budget.
- Brad highlighted key parts of the budget including a proposed fee increase to provide stability to the club
- Brad also mentioned the appointment of a debt collector, Waterman Receivable Management to manage the collection of overdue membership fees.
- In response to the debt collector being appointed Shane Chasewood (member) asked “Why can’t the club charge interest?”
- Brad responded with “The club does charge a penalty and that will definitely be included in the debt recovery.”
- Brad also mentioned that there are a number of projects still in progress and money has been put aside for gardens and to continue building up club assets such as tools.
- Regarding purchasing tools Shane Chasewood (member) asked “Do you buy things before 30th June to take advantage of the \$10,000 write off?”
- Brad answered with “As we are a not for profit the \$10,000 write is not relevant to us.”
- Shane Chasewood then asked “Do you pay tax on any income?” The answer to this question was “No.”
- It was moved that the budget be accepted.

Moved- Brett Lewis

Seconded – Peter Elliott

Carried

6. Site Directors Report

6.1 Completed Works

- Stuart informed the members that the cameras are now all working
- Stuart stated that conceptual drawings of the floating clubhouse had been taken to Goulburn Murray and had not yet been knocked back

6.2 New Projects

- Stuart discussed the idea of a fixed clubhouse in the carpark between C and D marina instead of a floating clubhouse. In doing this Stuart showed the members a conceptual drawing of what this would look like.
- A conceptual drawing of the wash bay was shown to the members. Stuart explained that Peter has done a lot of homework on this regarding the scaffold needed in order to be able to fit double storey boats. The members were informed the scaffold would be coming from a member within the club.
- The building of a smaller unit to moor day boats and ski boats to was discussed.
- Regarding the clubhouse Simon Cox questioned “Would it be cheaper to put a floor in the shed for clubrooms?”

- Brett answered saying “they had thought about this but the need for stairs, new foundations and a fire rated floor would make it cost about \$300,000”.

6.3 Other Matters Not Listed

- Garry gave an update on the Greywater situation stating that he had been to 3 meetings regarding this.
- Garry informed the members that the government will be trialling the unit they choose for 2 years before enforcing implementation.
- The Chairman Brett encouraged all members to respond to the questionnaires that are being emailed out regarding this
- Another thing Garry informed the members about was that someone had knocked off the electric gate and suggested that a combination lock be added in the future to stop people from getting in.
- Garry also discussed the progress of maintenance on the trailer.
- Donna Lewis (member) highlighted her concern about setting up for social events due to the chairs and tables being located upstairs, and in particular people carrying these items down the stairs when they have been drinking stating “it’s an accident waiting to happen.”
- In response to this Brett mentioned this issue had been brought up at a previous board meeting and that they had discussed putting a shipping container on the ground level for all the furniture to go in.
- Jenny suggested that the office stuff be moved upstairs so that the office downstairs could be used for storing the furniture.
- Brett then said that Garry needs to measure the office to see if the furniture will fit.

9. Activities Committee Report

9.1 Events Calendar Update

So far 60 people have responded yes to the function in September

Margie to send out an email to allow friends and family of members to come to the function

Margie also mentioned that she would like to see more members on the social club

Margie highlighted the negatives with having the function on the 1st September being:

- 12 members are unable to come as there is member party on that night
- 40 or 50 boats are still yet to RSVP
- Eildon Boat Club is having their major function on the same night
- Brad sent out a leaflet with the membership fees as a reminder
- The club is subsidising some of the nights activities
- As this function is celebrating 30 years since the club adopted the name Darlingford Waters, post

members have been invited and the club is aiming for 80 to 100 people to attend

8. General Business

- Garry informed the members that they have the plants and mulch for the planting of the garden and that they are just waiting for Craig. He also mentioned that although Craig is designing the layout of the plants they will need the help of some members to plant the plants. Garry also stated that Craig wants to plant the plants in winter.
- Simon Cox (member) asked the following question "Is there any way of increasing the quantity of sheds?"
- Brett responded saying that when they were building sheds last time they struggled to fit them all in because they are restricted land wise. He also mentioned that they had inquired about pushing out south but the problem with that was that there is an aboriginal overlay.
- Simon Cox (member) also asked "Are we not getting super boats because we don't have the facilities?" The answer to this question was that the club has not been approached but that the thinking is "if they build marinas suitable then they will come". Garry and Jenny then said that they have received inquiries.

Next Meeting: 29th November 2018 at Ringwood RSL, commencing at 7:45pm

There being no further business the meeting was closed at 9:10pm

Confirmed:

Chairperson

Date

DARLINGFORD WATERS MARINA PTY LTD

**General Meeting of Shareholders
to be held on Thursday 29th November 2018
at Ringwood RSL 16 Station Street Ringwood Vic.**

APPOINTMENT OF PROXY

I, of
(Print Full Name) (Print Address)

being a Unit Holder of the Darlingford Waters Boat Club Unit Trust, do hereby

appoint
(Name of Proxy)

or, failing him/her, the Chairman of the meeting to vote on my behalf on presented reports and items of General Business during the above meeting and to record my vote on the specific motions.

Signed

Date

This form should be returned to the Secretary at PO Box 87, Eildon VIC 3713 to be received no later than 5.00 pm on Monday 26th November 2018.