

# Port Edgar Yacht Club



## **Minutes of the Annual General Meeting Held on Wednesday 12<sup>th</sup> February 2014, at 7.30pm in the clubhouse**

### **1. Call meeting to order and establish a quorum**

The meeting opened at 7:30pm. Fifty four members signed the attendance sheet, the meeting thus being quorate.

### **2. Minutes of the AGM held Wednesday 6<sup>th</sup> February 2013**

These minutes were accepted without change.

### **3. Cruising Log**

Ian Cameron announced that the 2013 cruising log competition has been won by Judith Bull. He presented Judith with the trophy for this.

### **4. Review of 2013 (Terry Kirchin)**

**Membership** – Our membership this year stands at 361 which is the highest ever. The breakdown of the numbers shows that we are a ‘broad church’ with significant numbers contributing to our yacht, dinghy and cruising fleets.

**Sailing** - We hosted East Coast Sailing Week this year which was an outstanding success. The 707 Scottish championships were also held at Port Edgar and went well. Thursday evening cruising is attracting increasing numbers of members and proving to be very successful. The change in the handicap split between Division 1 and 2 worked well especially for div2 which had much better racing. This was also improved by the introduction of hybrid courses.

**Turnouts** – Dinghy starts were down 26% (705 to 519) mostly because we lost 30% of our program to adverse weather. Yacht starts were up 2% (928 to 947) even though we lost 20 races to wind or tide.

**2014 Planning** - Core programme will be similar to 2013. Events in the year will include -

- Hunter 707 Edinburgh Cup on 26<sup>th</sup> April
- RS Dinghy Regatta on 10<sup>th</sup>/11<sup>th</sup> May

**Course changes** – Mark A has been moved to avoid yacht/dinghy conflicts.

- The Dinghy courses have been updated.
- 14 new yacht courses have been introduced for E winds but sailed in the west area.
- A Division 3 (White sail) class has been added for the Wednesday A & B Series.

**ECSW**- Because of reduced participation from both the Tay and Northumberland it is being proposed that this event is held every second year on the Forth, at either Port Edgar or Granton. In the other years the event will alternate between the Tay and Northumberland.

**Shoreside** – Terry congratulated the Rear Commodore Shore for another year safely housed in our aged clubhouse. He also congratulated the Bosuns Locker for their takeover of the marina management and J P Watersports who will now run the Sailing School. Both of these changes should revitalise sailing at Port Edgar.

## 5. Accounts for 2013 (Ian Hards)

The accounts for 2013 had been issued to the membership prior to this meeting. After a short discussion these accounts were approved unanimously.

## 6. Election of 2014 Committee

The proposed Main Committee for 2014 is as follows –

Commodore	Terry Kirchin
Vice Commodore	Geoff Bowerman
Rear Commodore Shore	Maggie Quayle
Rear Commodore Sail	John Murphy
Honorary Secretary	Jim Gilchrist
Honorary Treasurer	Peter Collins
Development Office	Ian Hards
Special Projects	Neil McDougall

Jim Gilchrist explained that no other members had put their names forward as candidates to fill these positions. This proposed committee is smaller than was usual. It consisted of the six 'Flag officers' as required by the club Articles and two other positions, 'Development Officer' and 'Special Projects' which were felt to be particularly important at this time. It was also felt that this smaller committee would be better able to focus on the strategic matters faced by the club at this time. It would be able to delegate more routine day to day matters to the appropriate people. Other members of the old committee had not disappeared and were mostly still filling the roles they previously held. The difference being that they will only be expected to attend Main Committee Meetings when issues regarding their particular interests are being discussed.

The new committee was approved unanimously.

## 7. The Future

### Clubhouse (Neil McDougall)

Neil explained that we were approaching the takeover of the marina management by Port Edgar Holdings in April. This will remove the restriction caused by the monthly renewal of leases and give us a regime that will actively encourage developments at Port Edgar.

Our recent membership survey had shown strong support for the development of a new clubhouse and Neil had started investigating possible options for this. Our choices would seem to be –

- Stay where we are
- Take over and alter an existing building
- New build stand-alone Clubhouse
- Take part of the new Hub building
- Clubrooms linked to new Hub building

The survey results were 41% want a stand- alone Clubhouse and 56% want to lease part of the new Hub with only 3% wanting to stay where we are. There is no suitable building we could take over at a reasonable cost. This leaves the last three options.

The likely costs of these are –

#### **Stand-alone Clubhouse**

- Lounge, Meeting room, Bar, Café, Toilets etc.
- 190 square meters in the region of £230,000

#### **Lease part of new Hub building**

- Lounge, Meeting room, Bar, Café, Toilets etc.
- 190 square meters fit out cost in the region of £80,000

#### **Clubrooms linked to Hub building**

- Lounge, Meeting room and Bar, utilising the Hub facilities
- 130 square meters in the region of £130,000

Neil is continuing to investigate these options and hopes to be in a position to come back to the membership with more details probably around the end of May.

### Sea Witch (Geoff Bowerman)

Sea Witch has been a great success. Its use as a committee boat to run races has transformed the standard of our club racing. It improves safety, gives us flexibility and

allows fairer start lines. We have easy access from the pontoon and it means all flags and gear are on hand.

However it is quite an old boat and is likely to give us problems and increased maintenance costs in the future. Reasons for this include-

- Wooden decks and interior
- Open cockpit – always water in the bilges
- Rope fender deteriorating
- Old engine – oil leak – replacement quote £23k
- Single engine – no back up
- Very poor manoeuvrability
- Unstable at anchor – very uncomfortable

Geoff has looked at possible alternatives and is proposing that we buy a new Cheetah 6.9m with 2x 50HP outboards. The advantages with this boat include –

- All GRP – minimum maintenance
- Self-draining cockpit – hose off, dry bilges
- Twin engine safety, plus ‘new’ reliability
- Greatly improved manoeuvrability
- Good stability with cat configuration
- Shorter boat – cheaper berthing fees
- Better OOD experience
- Improved club image

The cost of this boat should be around £55,000 and the sale of Sea Witch will probably raise about £10,000. It was generally agreed that replacing Sea Witch was a good idea but there was some unease about going ahead with this before we had a clearer idea of the expenditure that was likely to be involved in the new clubhouse. It was agreed that we should hold off making a decision on this until Neil comes back with further details of the new clubhouse and its likely cost.

### **Funding (Ian Hards)**

Our current position can be summarised as follows -

- Growing Membership since 2010
- Generating £9k cash and £2-3k p.a. surplus (i.e after depreciation)
- £145k in the Bank
- Subsidised Café and Bar
- Lowest Membership Subs of comparable closest clubs by significant margin (DBSC and RFYC)

- Unique offering at the only Marina on Forth at an iconic location with excellent road access co-located with largest mainland Sailing School in Scotland
- The more capital you spend the more ongoing costs are likely to be

When considering future expenditure we should remember that there is unlikely to be any realizable capital appreciation in either the new clubhouse or a new committee boat and the more you spend the bigger the replacement costs are likely to be.

In financing we should account for replacement costs by an appropriate depreciation charge on the profit and loss. If we are able to continue to run a small surplus after depreciation then our balance sheet should remain strong and we should be able to self-fund a replacement.

Ian explained some of the ways in which it might be possible to raise additional funds to cover the cost of a new clubhouse. This ranged from increased subscriptions to debentures and personal loans. There was also some scope to apply for grants although our lack of youth involvement and the general attitude to 'wealthy' sailors could make this difficult. Ian also looked at the possible financial risks involved in the development but it was generally agreed that we needed more information before we could properly assess this.

## Summary/Way Forward

### Clubhouse

It was agreed that we should explore further the favoured options -

**Option 1:** A PEYC owned, stand alone building. Fit out AND capital costs funded entirely by PEYC.

**Option 2a:** Share The Hub building. We fund fit out, B. Locker fund all capital building costs.

**Option 2b:** Share The Hub building. We fund fit out AND our share of capital build costs. Any ongoing costs/payments reflect our contribution.

To progress this we should -

- Take forward discussions with Port Edgar Holdings.
- Draw up outline plans for options.
- Produce some indicative costings. (+/- 15% ?)
- Present findings to membership in May or as soon as meaningful details are available.

There should be no (or limited?) financial commitments till then.

### Committee Boat

It was agreed that replacing SeaWitch was desirable and prudent. However the unresolved position regarding the new clubhouse makes it difficult to commit to the expenditure at

this time. It was agreed that we should delay a decision until we have a clearer idea of the position regarding the new clubhouse. In the meantime it was felt that we should investigate possible (cheaper?) alternatives to the proposed catamaran and consider what fundraising could be done towards this new boat.

## 8. Subscriptions for 2014

Ian Hards presented a list of options for this years subscriptions –

1. **No Clubhouse** – No increase
2. **Business as usual** - £5 per member increase
3. **Support and Smooth Option** - Show we truly support new clubhouse and that we recognise we will need to pay more - £10-15 per member or 10-15% increase
4. **Lets go for it** - Start now with a £30 or 30% increase to show our total commitment to wanting a new clubhouse.

There was virtually no support for option 1, very little for 2 and only a relatively small number for 3. A significant majority of the voting membership supported option 4 and it was therefore adopted.S

Ian also suggested two other changes –

- Scrap Family Membership and make all kids of members free.
- Reconfirm Gift Aid and Launch Fund Raising with £100 per member donation with £25 off 2015 subs as part of subs renewal process.

The first of these was broadly supported but it was felt that the second needed further consideration and was to some extent dependent on future developments with the clubhouse and the committee boat. It was therefore rejected at this stage.

Next year's AGM will be on **Wednesday 11<sup>th</sup> February 2015**.

There being no further business the meeting closed at 10:00pm.