



Minutes

Berth Holders Meeting

**Held on Saturday 11 January 2020 at Blairgowrie Yacht Squadron
2900 Point Nepean Road, Blairgowrie, VIC 3942**

1. WELCOME

The Chair of the Marina Committee, John Petschel, opened the meeting at 9.00 am and welcomed berth holders.

2. APOLOGIES AND ATTENDANCE

Members who attended and apologies are recorded as an attachment to the minutes.

3. MINUTES OF THE PREVIOUS BERTH HOLDERS MEETING HELD AUGUST 2019

The Chair asked if there were any questions on the minutes and as there were none, the minutes of the Berth Holders Meeting held on Saturday 3 August 2019 were accepted.

Proposed: John Coppock Seconded: John Plumridge **Carried**

4. LEASE UPDATE – ALISTAR SINGH

AS advised berth holders that BYS has been notified by the Whitecliffs to Cameron's Bight Foreshore Committee (WCCB) that DEWLP has approved all aspects of our new 21-year Head Lease. The effective date of the new lease will be Monday 13 January 2020 with a signing ceremony scheduled for 20 January 2020.

This provides some certainty for variable lease holders. The Club will now be working through the calculations for the variable lease final instalments and will notify relevant berth holders once the lease has been formally signed.

5. FINANCIAL REPORT – ADRIAN MULCAHY

The surplus to budget year to date is \$18,000 (7 months to 30 November 2019)

The surplus is due to the following factors:

- Small savings in payroll \$4k
- Harbour inspections and monitoring less by \$21k. There have been less major weather events in recent months so we have had less swim throughs and monitoring requirements. This is a seasonal factor.
- Electricity savings \$6k
- Insurance higher by \$10k

AM noted that the Club recently conducted a tender process with two electricity providers; Origin Energy and AGL. The Origin Energy proposal was successful providing the Club with approximately a 20% saving which took effect from 1 January 2020. Expense and electricity to be reconciled and variances applied to 20/21 fees on 1 August 2020.

The balance of the CR&M fund is \$424k at the end of November. This year's contribution to date, plus interest, has been \$37k.

Expenditure on Wave Screens has been \$21k.

Questions from the floor.

Rod Blackburn RB asked how the electricity fees for berth holders had been calculated as he believes we have overestimated the fees and is surprised by the increase in fees. He believes that his fees have increased by approximately 38%.

John Petschel The rows are metered and so it is a user pay system. The electricity estimate for the rows is averaged out per berth based on berth length. A reconciliation of actual electricity versus estimated electricity is completed in August with an annual adjustment then made to berth holders. The Chair will take Rod's question on the increase in fees and the electricity calculation on notice and return with further information.

6. OEMP OBLIGATIONS- ALISTAR SINGH

Water testing scheduled for February 2020

AS provided an update to berth holders on the sand dredging process. The Club has completed a significant piece of work to prepare a 10-year dredging permit with the assistance of AW Maritime. We have worked in close consultation with WCCB and our expectation is that the application for a permit will be submitted to DEWLP by the end of the month. Assuming this permit is obtained we will dredge approximately 8,000 cubic metres in August/September 2020. The sand will be dredged from the two spits that have formed on the west side of the pier, around the hardstand and the dive pontoon. This dredging exercise will restore the beach baseline to the 2015 position with the exception of some vegetation that has formed on the west of the pier. WCCB has indicated that they wish to leave this vegetation growth intact.

Questions from the floor

Rod Blackburn What plans does WCCB have for the repair/ install of groynes?

Alistar Singh WCCB has indicated that they would like BYS support to approach Parks Vic for approval and funding for groyne repair. WCCB has also let the Club know that DEWLP intends to conduct a review of all coastal infrastructure around the bay. BYS has expressed its concern regarding the lack of and the state of existing groynes which will result in any sand re-nourishment work being lost in time.

7. MARINA PROJECTS – JOHN PETSCHER/ JOHN COPPOCK

John Petschel advised Berth Holders that a projects chart is in place which assists the Marina Committee to categorise each project, identifying a lead/responsible person, estimated costs and prioritising the delivery of the project. The marina projects list is a regular agenda item for each Marina Committee meeting.

John Coppock presented updates on the recent marina projects.

- Swim throughs in the marina proceeded as programmed. Nothing to report as a result of the last swim through
- Crack in marina panel 5 has now been repaired
- A Test and tag program will be rolled out this year. Berth holders will be required to have a test and tag on their lead connected to their boat. This will be an annual obligation. The marina staff will monitor the compliance however the implementation

will be up to the berth holder. We will nominate a single date to ensure all berth holders are compliant. Visiting boats will also be required to have their leads tested and tagged.

- Hardstand utilisation will be looked at as a project this year
- Hardstand crane induction process now in place. The crane should only be used by people who have been inducted on its use
- Ladders have been installed however the signage is yet to be installed
- Gate houses have been rotated with a new roof to be fitted to each one shortly
- New fire reel covers are being rolled out now
- Car park layout and optimization of the yard and slipping operations project is currently being reviewed by the Marina Committee. This will involve reviewing the safe working limits and gradients for the operation of the travel lift. This may require some works to the car park later in the year.

8. GENERAL BUSINESS

Staffing

Daniel Knapp has now finished up. John Petschel thanked Daniel for his work, particularly around developing improved systems and compliance monitoring for the marina. John also extended the Committee's thanks to Amanda Jacobs, Libby Ayton and the marina team for the work and hours they have put into the operation of the marina since Daniel's departure. The team has done a great job.

Recruitment

The Executive Committee is currently reviewing the recruitment process for a new General Manager. The recruitment of a new full time Marina Manager is on hold until this process is well underway. The Club had advertised the position with 3 strong candidates being shortlisted.

Strategy 2025

The Executive Committee recently held a strategy development session and has identified some objectives for the marina to consider as part of this strategic plan including optimization of our slipping and berth rental bookings. The Marina Committee has taken these objectives on notice.

Questions from the floor

David Opie Has Crib Point Engineering come back with the specifications on the travel lift yet?

John Petschel The Committee is still pursuing this information. John Petschel clarified to the floor that the information we are waiting on is a scale of load versus operating gradient of the travel lift. This information may impact the works and gradient we set for the car park in future.

Georgina Plumridge Will you be sending out accounts to the variable lease holders once the lease has been signed?

Alistar Singh Yes once the lease has been signed this information will be calculated and sent out to the 77 berth holders. There is a meeting between DWELP and WCCB on 13 January to sign off on the new lease. Following this WCCB and BYS will meet for a signing ceremony on Monday 20th January 2020.

Rod Blackburn Does the Club have a plan for the berth holders whose lease expires in 2022? He has spoken to a few of the berth holders who are impacted who would be interested in a shorter lease term.

Alistar Singh There are 44 berth holders whose lease will expire in February 2022. The Executive Committee has put together a working group to determine the strategy for these berths. He noted that the only obligation the club has is to offer the existing berth holders the first right of refusal. In 2022 there will be new 18 year leases available to this group however the Club acknowledges that this length of term won't suit many people. The club needs to retain 36 berths for short term rentals

(a day to 1 year) as part of our planning permit obligations. The club also retains 33 berths that the which can be rented on a longer term basis of 1 year to 5 years.

Meeting Closed

With no further questions received the Chair closed the meeting at 10.00am.

APOLOGIES

FIRST NAME	SURNAME
Sue	Gray

ATTENDEES

FIRST NAME	SURNAME
Rod	Blackburn
Ian	Collie
Will	Collie
Jenni	Colliver
John	Calvert-Jones
John	Coppock
John	Moody
Adrian	Mulcahy
John	Petschel
Georgina	Plumridge
John	Plumridge
Alistar	Singh
John	Spragg
Peter	Taylor
Neville	Wiggs