



Port Douglas District Combined Clubs Inc.

The Tin Shed Rag

ANNUAL GENERAL MEETING



The Annual General Meeting is set down for Sunday, 16th October at 9.00 am. Besides the tabling of both the President's and Treasurer's Reports there will also be an election of Office Bearers.

Under Article 15 of the Club's Constitution half the members of the Committee must stand down but are eligible for re-election, which in this case all have indicated that they will be re-standing. A full list of Nominees will be available from Friday, 23rd September.

There will also be two Ordinary Resolutions put to Members on the day. These will cover the proposed Amalgamation with Mossman Golf Club and the Construction of Stage 3.1.

It is very important that you make the time to attend this meeting as all these matters effect the future of the Club, which is your Club.

MAJOR PROPOSALS TO GO TO MEMBERS

The Management Committee has been working tirelessly to ensure the financial viability of the club well into the future, which include a further extension, submission to purchase the land and the last being the possible amalgamation with the Mossman Golf Club.

All three matters have been on top of their Agenda for some time and it is only now that these details can be released to Members.

The following information is a little more detail on each matter and further details will be made available as they come to hand.

If any member would like to discuss any of these topics do not hesitate to contact the Manager or one of the Management Committee members.

You will also have an opportunity to ask your questions at the Annual General Meeting.

PROPOSED AMALGAMATION WITH MOSSMAN GOLF CLUB

There have been many Legislation changes over time and it is the committee's responsibility to try and ensure that the club's practices are kept in line with those changes. To consolidate our position as a Not for Profit Sports Club we have been trying to court some local sports clubs with a view to merger. Merging with our club offers Win Win scenarios particularly with administration and insurance issues. Unfortunately, until now, these approaches have been unsuccessful.

However, an opportunity arose recently when members of the Mossman Golf Club Committee were approached unofficially to see if they would be interested in discussing a possible amalgamation. Much to our surprise they indicated that they would be more than happy to discuss the matter. Since then a number of discussions have taken place to get us to where we are today.

This to go ahead is a long drawn out process, which would require the approval of Members from both Clubs. Mossman Golf Club have their Annual General Meeting on Sunday, 25th September at which time their Members will be asked to give an 'in principle' approval for their Committee to go forward with the proposal. If approval is received the matter will go to our Members on the 16th October. Subject to our members approval a Memorandum of Understanding will than be signed by both parties setting out conditions for this matter to progress.

Obviously there are a number of questions that members may have, including but not limited to the following:

Why do we need to amalgamate?

As mentioned in the beginning we are a Not for Profit Sports Club and as such different tax issues apply, so there is a need to ensure we comply with the Act by incorporating more sporting clubs under our umbrella.

Proposed Amalgamation continued:

What are the benefits for our Club and Members?

There are a number of benefits for the Club, including the opportunity to obtain better price from suppliers, further marketing opportunities, increase in membership, just to name a few. There are and will be a number of benefits available to members of both Clubs. Members discounts across both Clubs. Membership of both Clubs (entitlements will vary depending on level of membership) and invitations to Members only events.

How will the amalgamation work?

The Mossman Golf Club will cease to exist in its current form, whilst still retaining its own name, and will amalgamate with our Club. The current Management Committee of our Club will be the Committee of the amalgamated club (Port Douglas District Combined Club) and the current Management Committee of the Mossman Golf Club will form Sub-Committee of the amalgamated club, known as the Golf Management Committee.

What steps will need to be taken before this matter is finalised?

Both Clubs will need to seek approval from their respective members to amalgamate. If approval is given by both Clubs our Club will carry out due diligence at Mossman Golf Club and subject to suitable findings the amalgamation will proceed. Mossman Golf Club's assets and liabilities including its Liquor Licence will be transferred to our Club.

Members will have an opportunity to ask questions prior to the Resolution going to the Vote at the Annual General Meeting. However, the Management Committee have allocated their time to answer your questions two weeks prior to the Annual General Meeting on Sunday, 2nd October from 9.00 am. So why not come down for a cup of coffee and seek the answer to any queries you may have.

LAND PURCHASE SUBMISSION

Some members may not be aware that the Club sits on land owned by the Department of Natural Resources & Mines and is leased from Douglas Shire Council. This lease has approximately 23 years left to run. Most people would agree that from a business perspective it would be better to spend money on something you own rather than on something you don't. However, there are other factors to consider if you don't own it.

Due to what has developed between the State Government and The Reef Marina the Management Committee have submitted a request for an opportunity to purchase the land where the Club currently stands. This is a long drawn out procedure and if it goes the full course it make take up to two years.

The first part of the submission will go to the Council meeting set down for Tuesday, 20th September. Please check the Clubs Website for details and further information.

STAGE 3.1 EXTENSION

It has now been 14 months since we opened our upstairs Bar/Lounge, which has proven to be very popular. It was known from the start that more deck space was needed, particular looking over the water. However, due to the layout of the Club this was not possible in Stage 1 and 2 without incurring major debt and not knowing whether this could be repaid.

As our first full Financial Year has now been completed and the Committee is now in a position to see how the Club is progressing financially. They now believe we are in a position to look at the next stage.

Initial discussions have taken place with our Builders, Paynter Dixon, to get an idea of costs. They have come back with a

figure of around \$1.4 mil to complete Stage 3. However, the Committee believe that it would be a very long time before that sort of area would be needed and that any future work would be the decision of a future Committee and would either have to be paid from cash flow or borrowed after the current loan is repaid.

They have looked at constructing a smaller deck area, which if approved would not be started until such time the club was in a position to pay for it using its cash reserves with an anticipated cost of around \$650,000.

Members will be asked at the Annual General Meeting to approve a further extension subject to funds being available in due course.

PROMOTION UPDATES

Tinnie Giveaway - Don't forget the boat sitting in the foyer of the Club will be given away to one lucky member on Friday, 30th September some time after 6.30pm. You must be present to win.

Melbourne Cup - Bookings are now being taken for our Melbourne Cup Function. Cost is \$50pp (\$45 for Members), which includes a glass of bubbly on arrival and a buffet lunch. There will be plenty of giveaways and sweeps. Book Now!

Tin Shed App - Have you seen the Tin Shed App for Apple and Android? There are heaps of promotions, including a Coffee Card, Pick A Box Win, Meal and Yak Beer Card. Download it now!