



Notice of Berth Licence Holders Annual General Meeting 2024

The Kerikeri Cruising Club Marina Berth Licensees Annual General Meeting 2023 will be held at 7pm on Tuesday 1 October 2024 in the Kerikeri Cruising Club Clubhouse, 346 Opito Bay Road, Kerikeri.

Annual General Meeting Order of Business

1. Welcome by Chairman
2. Apologies
3. Minutes of the Berth Licence Holders Annual General Meeting 2023 (Draft Minutes see page 2)
4. Matters Arising from the Minutes
5. Chairman's report
 - The Marina Committee Chairman's Report will be presented at the AGM.
6. To receive the audited Financial Statements to 30 June 2024
7. To receive the Budget for 2024/2025
 - The budget for the 2024/2025 year is circulated with this agenda.
 - Changes proposed for the berth licence holders annual marina fees for the 2024/2025 year.
 - Management Fee Amortisation (2 attachments for background information)
8. Marina Refurbishment Projects (Past & Future)
9. Report from the Kerikeri Cruising Club Marina Trust
10. Election of the Marina Committee (see page 6 below)
11. General Business
 - a. Haul Out Procedures - D France

Kerikeri Cruising Club

Minutes of the
Annual General Meeting
Of Berth Licence Holders
Held Tuesday 25 September 2023
Meeting held at Kerikeri Cruising Clubhouse, Doves Bay.
The meeting commenced at 7.05pm

1 Welcome

M Lucas, a member KCC Marina Committee had been deputised to Chair the Berth Licence Holders AGM 2023 in absence of the Chair or Deputy Chair of the Marina Committee. M Lucas welcomed berth licence holders to the Annual General Meeting (AGM).

2 Attending

M Lucas (Chair), and 26 berth licensees as per attendance register (on file). A quorum of 25 is required.

4 Apologies

P Woods
R & A Dempster
A Wells (Commodore)
M Turner

D & V Keen
D & V France
S Miller
G Turner

L Ayr
G Rae

*It was moved that the apologies be accepted.
Proposed M Simpson/Seconded D Brock - Carried*

5 Minutes of the Annual General Meeting held 27 September 2022

The minutes of the previous berth license holders Annual General Meeting (AGM) held on 27 September 2022 had been circulated to all berth licensees prior to the meeting and were taken as read.

*It was moved that the minutes of the berth license holders AGM 27 September 2022 be adopted as a true and accurate record of that meeting.
Proposed T Milicich/Seconded M Simpson - Carried*

6 Matters Arising

7 Annual Audited Accounts

The lack of audited account last year has been addressed & a new process agreed with the auditor. Audited accounts have been circulated prior to the 2023 AGM.

8 E Pier Fingers

No intention to extend the E pier fingers at this time as the marina was designed to be fit for purpose & is maintained. Other marina projects resulting from the condition report are the budget priority at this time.

9 Pile Replacement

An annual pile replacement project is planned for the next 3 years based on the annual pile audits. A sleeved pine pile costs approximately \$6,500 with a life span of approximately 25 years, more than twice that of unsleeved timber piles.

1 Chairman's Report

M Lucas presented a report from P Woods (copy on file).

It was resolved that the Chairman's Report be accepted.

Proposed M Carere/Seconded M Simpson: Carried

2 Presentation of the Financial Statements to 30 June 2023

The Club's Treasurer (D Smith) noted:

- audited accounts had been circulated prior to the meeting. Discussing the process with the accountant & auditor in advance of year end helped ensure the deadline was met.
- the refurbishment fund is sitting at just short of \$1million for the year to 30 June 2023.
- construction costs combined with the marina coming to its end of life means fresh work has been required to calculate future requirements. These calculations are underway & licence holders will be advised of the outcome.
- Communication - Marina Matters - fees & issues have been communicated to licence holders & this communication will continue as long as it remains useful
- a change in the accounts is required. There is a note attributed to the Trustees. This will need to be removed & amended accounts will be presented to the Club's AGM in October.

Questions:

Insurance has increased but there are other expense line items that have increased significantly:

- Research & Planning: \$40k what is this for? Potentially engaging experts to research & assess the feasibility of potential funding/refurbishment options e.g. should A & B be wholesale replaced or refurbished overtime in situ.
- Audit Fees: have increased, &
- Rubbish: perhaps it is time to survey licence holders again about their willingness to meet the cost of rubbish disposal

Cash Balance: 2022 didn't change much but in 2023 there was a large change. This is due to term deposit funds being recorded elsewhere in the accounts.

3 Budget

A budget for the 2023/2024 had been circulated prior to the meeting. The proposed changes to the 2023/2024 marina annual fees had also been circulated with the budget.

Questions:

- Insurance: is self-insurance being looked at?
- Rubbish: is it time to look at the provision of rubbish for the future? Could a camera monitor rubbish dumping? Please report to the office.
- Figures to calculate the haul out prices - G Colebrook invited to go through the calculation with the Manager.

It was resolved to approve the Kerikeri Cruising Club Marina Budget & Berth Licence Fees for 2023/2024 as circulated.

Proposed T Hood/Seconded K Staff: Carried

4 Report from the Kerikeri Cruising Club Marina Trust

No report available

5 Election of the Marina Committee

The role of the marina committee is to manage the business affairs of the marina on behalf of the Club in accordance with the Constitution.

The appointment & removal of Marina Committee Members is detailed in clauses 4 & 9 of the Club's Constitution & Rules.

There shall be a maximum of 7 committee members, all of whom shall be Berth Licence Holders, & financial members of the Club. Marina Committee members may hold office for a maximum term of two years & are eligible for re-election on completion of that term.

There were three vacancies on the Committee.

Nominations in writing were called for & one nomination was received prior to the deadline.¹ Two additional nominations were received & nominations were called for "from the floor". No further nominations were received.

The Marina Committee nominees were:

Lawton, Michael

Milicich, Tony

Carere, Mike

As per the Club's Constitution & Rules, " If sufficient nominations in writing are received, those nominations received shall be deemed to be elected. If insufficient nominations are received the Commodore shall then, as necessary call for further nominations at the AGM to fill any remaining vacancies. In the event of excess nominations being received, elections will be by ballot.² "

There being sufficient nominations, the nominees were deemed elected.

D Brock & P Pederson (retiring committee members) were thanked for their commitment & efforts on the Marina Committee. Huge amount of work undertaken by all the Committee including continuing members R Dempster, P Woods, M Simpson, M Lucas & M Carere. The newly formed Marina Committee will elect a chair at their first meeting.

6 General Business

7 Funding Options

Current refurbishment fund likely to need a boost. E pier refurbishment & other projects within the next 12 months will likely deplete the current funds. More funds likely to be required. Alternative additional funding ideas are being investigated. Currently 3 alternatives being researched, this number has been whittled down from original of over 20.

Ideas:

1. Idea #1: Refurbishment annual requirement determined, length-based contribution from licence holders but in recognition of this charge the same value would be added to the maximum transfer price of the licence,
2. Idea #2: Refurbishment levy to be paid by new entrants/licensees e.g. 20% of maximum transfer price
3. Idea #4: Transfer fee change to be paid by the purchaser & increased rather than currently paid by vendor. Income from this would go towards operating expenses.

¹ Kerikeri Cruising Club Inc, Constitution & Rules, Amended September 2017: clause 4.6

² Kerikeri Cruising Club Inc, Constitution & Rules, Amended September 2017: clause 4.6
AGM – Berth Licence Holders

Some discussion... even with increases the maximum transfer price (MTP) is still very competitive compared with other marinas. And it was noted that Club marina licences are low cost to enter & it is not appropriate for licensees to then look to gain from discrepancy between the Club licences & others of a similar size. The Club licence is unique & special. The Club's aims in providing a marina for members was not profit but provision of a community resource that would underpin the Club's objective to encourage all recreational boating activities.

Members, D Galbraith & R Tingey, endorsed the intention to maintain the special character & nature of Club marina.

There being no further business, the meeting closed at 8.20pm

Election of the Marina Committee

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Nominations in writing were called for & four nominations was received prior to the deadline of 5pm 17th September 2024.³

As per the Club's Constitution & Rules, " If sufficient nominations in writing are received, those nominations received shall be deemed to be elected. If insufficient nominations are received the Commodore shall then, as necessary call for further nominations at the AGM to fill any remaining vacancies. In the event of excess nominations being received, elections will be by ballot.⁴ "

There being four vacancies & four nominations, the nominees are considered elected. No further nominations from the "floor" will be called for & no election by ballot will be held.

The nominations received in advance for the Marina Committee are:

Dempster, Rhys
Lapanovic, Ivan
Schuck, Alex
Williams, David

³ Kerikeri Cruising Club Inc, Constitution & Rules, Amended September 2017: clause 4.6

⁴ Kerikeri Cruising Club Inc, Constitution & Rules, Amended September 2017: clause 4.6
AGM – Berth Licence Holders