MINUTES OF THE 48h ANNUAL GENERAL MEETING OF THE MOSMAN LAWN TENNIS CLUB LIMITED HELD AT THE CLUBHOUSE AT 5:00PM ON SUNDAY 2nd APRIL 2023

Meeting commenced at 5:00

The President (John Scollin) welcomed all members

Present

20 members registered (14 Full, 4 Life, 2 House) as present signed the attendance sheet.

Apologies

Robyn Holt, Louis Miller, Di Shirling, Geoff Simpson, & Wendy Tan

Minutes of Annual General Meeting Sunday 27th March 2022

The Secretary requested that the Minutes of the Annual General Meeting of Sunday 27th March 2022 be accepted as a true record. Moved: Ian Taylor – Seconded: Eduardo Nebot

Correspondence

There was no correspondence.

Treasurers Report

Annual Report & Financial Statements

Prior to the AGM, members were sent the audited financial accounts of the Club for 2022. No questions were received in advance of the meeting, prior or on the deadline announced ((29th March 2023)

Overall, before depreciation, 2022 finished with a profit or around $11,000, which was an admirable achievement given the challenges to clubs and the economy and the aftereffects of the Covid-19 pandemic

It should be pointed out that the profit reported in the accounts of $73,213 is impacted by the write back of $61,378 written off in 2021 as the costs then to date of preparing the DA (Development Application) for the synthetic courts and lights which, at the time, had not been approved by the Mosman Council. These costs will now be covered by our partners in the development project. (see update below).

The Club at the time of the AGM, had around $25,000 in Bendigo bank and $1,000 in Westpac. The Treasurer reported that we had accepted an offer of $3,000 for the roller which will be collected prior to the redevelopment.

Membership numbers are encouraging with a 75% renewal rate, giving the Club, at the time of the AGM, 70 Full/Life Members and 14 House/Residential Members

The President gave, on behalf of the Club, his thanks to the Treasurer, Stephen Brown, for his work on the Club's finances.

It was requested that the accounts for 2022 be accepted as a true record. Moved: John Scollin, Seconded: Kevin Alker

Presidents Report – John Scollin

President John Scollin gave members the following updates and commentaries on the past year's events at the Club. The text of the report is itemised below

"…Thank you to all the committee members for their work and thank you to all members for making our club.

Last year our first men's badge team won their division.' The final here at the club was great to watch.

We have a new club singles champion, Mark McLoughlin. New doubles champions Mark and Lucas McLoughlin.

This year, 2023, we have a men's badge team and a ladies' team. This is the first time we have had a ladies' team for several years.

We have welcomed some new members; our men's first team has attracted more players.

We were sad to hear that life member John Fitzhardinge passed away. He played competition badge here for many years and contributed tirelessly doing handyman work around the clubhouse and courts. Several of our members were able to attend the celebration of his life along with around 250 other friends and relatives. Our sympathy to his wife, Gail.

We have finance and contracts finalized for the redevelopment. Work is scheduled to commence straight after Anzac day. (See report update below).

We hope to have been playing on the new courts this time next year. We are confident it will be a great club after the renovations. Thank you all. …"

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Club development update – Ian Taylor

Ian Taylor provided a detailed update on the progress of the Club's redevelopment status. The report is detailed below.

The Agreement for Lease has been signed with Redlands and the contract with Grand Slam has also been signed, although that will not take practical effect until the redevelopment is complete and the courts are playable.

The construction contract with Court Craft is due to be signed Monday 3rd April and Court Craft will then place an order for the light poles this coming week, as there is a 12-week lead time for supply.

Unfortunately, Mosman Council took an extraordinary amount of time to approve our (unaltered) Construction Traffic Management Plan, which effectively delayed finalisation of contracts and hence commencement of construction, by over a month.

Street signage for a 12m work zone and a 24m no parking zone in Rosebery St from 7am to 4pm Monday to Friday should be in place within a couple of weeks.

Actual work will commence immediately after Anzac Day, starting with readying the site with the construction of a site access ramp onto Court 3, a temporary extended layback and placement of construction site safety fencing and construction signage.

The project is expected to take about 6 months and the construction schedule has been placed on the clubhouse wall for viewing.

It will be updated with actual dates for each significant milestone as construction proceeds. Let us hope for average or less than average rainfall during construction.

At this stage the plan is to complete reconstruction of courts 3 – 6, as well as landscaping and a new pathway on the Eastern embankment, before the end of October. We are hopeful that we will receive a temporary occupation certificate to commence play on those courts as soon as their reconstruction is completed and they can be safely accessed from the clubhouse.

Resurfacing of courts 1 & 2 is then scheduled to be completed before the end of November.

It was pointed out that synthetic grass courts take a few weeks for the sand fill to settle and although there will be regrooming undertaken 3 and 6 weeks after being laid, the optimum result will be evident very early next year.

In order to keep the total construction cost within our funding constraints, the committee elected to eliminate the option of having a layer of asphalt on top of crushed rock as the base

and instead go with the original plan of a stabilised crushed rock base (effectively fine crushed rock as the top base layer).

This type of construction has some advantages in addition to initial cost saving:

- The site was always going to be difficult to access for asphalt laying equipment,
- Asphalt is best laid in warm conditions, whereas the timing would have been in Sydney's late winter or very early spring.
- The base will be semi-porous and hence courts 3 – 6 will dry more quickly than courts 1 & 2 after heavy rain.

The disadvantages are:

- That the base will have to be regraded each time that the synthetic surface is replaced.
- Longer synthetic fibres and more sand fill required in the synthetic grass than our original selection, but there will still be significantly lower sand fill than most other synthetic courts.

Virgin crushed rock will be used rather than the cheaper option of recycled crushed concrete as there is a much lower chance of small soft spots occurring and the option of putting an asphalt layer on top remains possible when the synthetic grass is replaced.

The final selection of synthetic grass is to be made once the initial stripping of grass and soil and grading of the sub-base has been completed, as this is an area of cost risk in the unlikely event of significant soft spots being identified. That is unlikely, as the courts have been in place for over 100 years and a number of geotechnical bore holes have been dug to identify the composition of the soil and depth to rock at various points.

The final choice will be either Synergy Masters 17 or Masters17 ADV (manufactured in Sydney) both of which have fibres which are 24mm long but which are curled at the top to better trap the sand fill inside the synthetic and therefore have an effective length of 17mm. Masters17 ADV is slightly better quality with more fibres per square metre but comes at a higher cost.

While we intend that the colour will be as close to a good-looking natural grass as possible, an option is a two-tone effect, with the court playing surface one tone of green and the surrounds a different tone of green. Photos of courts in Balwyn Park tennis centre in Victoria, which also has the same light system as we are installing, are on the noticeboard and we seek members opinion as to whether or not they would prefer the two-tone effect.

The committee knows just how disruptive this redevelopment will be to both our neighbours and our members and is intending to keep both groups up to date as construction proceeds via email and our website.

A couple of months prior to the project being completed, with photos being available to show construction well advanced and a more certain projected new court opening date available, promotion of the "new" Mosman Lawn Tennis Club will need to begin and members who would like to participate in a sub-committee to be created to formulate the approach to that promotional activity are invited to put their names forward.

A timeline of the major activities has been posted on the Club's noticeboard for members who wish to have more detail.

Election Results

There was one nomination for President, so John Scollin was elected President. The other officer roles were also uncontested with Eduardo Nebot becoming Vice-President, and Stephen Brown and David McCallum remaining as Honorary Treasurer and Honorary Secretary, respectively. David Hanson was re-elected Captain.

Committee Election – In all, 5 members were nominated and accepted their nominations for Committee roles.

The 2023-24 Committee comprises the above officers and the following four members - Pam Somerville, Ian Taylor, Tony Nix, Helen Ritchie, & Darren Tilley.

General business

Karen McKenzie thanked the development committee on behalf of all the members for their unstinting commitment, dedication, and personal time spent in pursuing the re-development of the Club initiative. This would have included almost 100 meetings over 2-3 years at the Club to progress plans, plus numerous external meetings with the Council, the Redlands board, Grand Slam Tennis, Court Craft Construction, lawyers and other professionals involved.

Bob Reynolds asked for assurances that the court surfaces would be appropriately checked to ensure that there was sufficient provision in the overall leveling to avoid puddling. It was confirmed that this and several other quality control checks would be signed of independent before Court Craft obtained approval.

Kevin Alker pointed out that although their was some minor change to the sub-surface base, all other aspects e.g. lighting, fencing etc were based on the original specification.

Christine Reynolds asked why less sand (17kilo compared to 23k per m^2) was needed. Tony Nix replied that due to the synthetic material chosen which had a thicker weave, only 17k was needed as the thicker weave held the sand better.

Darren Tilley pointed out that post-construction we may need to consider shade clothes on the lighting poles. The current spec, that has been approved by the council, shows that the light spill should be withing acceptable limits.

It was pointed out that although the contract with Grand Slam Tennis had been signed it did not come into effect until 5 days after the receipt of the occupation certificate (which is scheduled for November 2023).

The President thanked the members who attended for their time and support of the Club

There being no other business the meeting finished at 5:36 pm

David McCallum
Honorary Secretary