



# Minutes Surf Club Council Meeting

Monday 6:00pm 1 Feb 202  
Port Kembla Surf Club

David Erskine, Nathan Boscaro, Gary Staples, Jessica Grozandov, Robbie Rodwell, Dan Meehan, Simon Rocchi, Brett Mclean, David Edwards

## Previous Minutes

- Moved SR second BM that previous minutes be accepted – carried

## Incoming Correspondence

- Moved DE second DM the correspondence (listed below) be accepted and the invoices listed be paid - carried

**Apologies** Daniel Pretzler, Rhys Bowdich, mick imre

## Reports

- BM – Nippers have started up and no issues to report.
- BM – Nippers received payment which was ment for the senior club and will be forwarded to Daniel P
- DM – Great SRC/Bronze group coming through and have been completed their training. They have all been placed on patrol.
- DM – Purchased a new training defib
- DE – Send Email and letter to Council to thank Jeff Rath and Darren Wielder for assistance on patrols on Australia day and 28<sup>th</sup> Jan
- JG – update of sonar sponsorship, potential to join as a sponsor and get referral fees of \$500. **Motion 2** to proceed. Moved Jessica Grozandov and second Dan Meehan (all in favour)
  - Need to confirm with NSWPORTS and Port authority
  - How long will the sponsorship last
- Dew – Golf day – Friday 19<sup>th</sup> March \$70 at Calderwood.
- Dew – Thanks to the following for their assistance over the long weekend
- NB – Erika held PKSLSC first Social event held at Port Kembla Collies. 15 people attended.
- NB – **Motion 1** to name the gym after Life Member David Edwards – all in favour
- Derk – Approval to buy flowers for the Edward’s family in memory of a close relative – all in favour

## Update on discussions in relation to EOI advertised in July 2020 (David Erskine)

1. Update on the discussion with MealWorks (currently preferred vendor)
  - a. In December 2020 Robbie Rodwell volunteered his time, experience and knowledge in the hospitality sector, given his career event management and catering, to assist the Club in undertaking and empower the current lease negotiation process.
  - b. Detailed discussions have been taking place between the Exec, Robbie and Andrew from MealWorks since 15 December 2020. A temporary agreement was drafted and circulated between the Exec to ensure we were negotiating in a way that best positions the Club.
  - c. Since these discussions have started, the Exec has been approached by a prominent business man and Club Member, Jonathan Crowe (“JC”), to assist the



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negotiations with MealWorks, progressing the DA's, and assisting in determining the most efficient way to deploy the Club's current capital. JC has built successful franchise business in NSW/ACT and now specialises in setting up businesses and assisting them in establishing. This includes developing and negotiating lease agreements as well as working with local councils on completing and delivering DA's. He has offered to volunteer and assist as a club committee and members. His appreciation for the Club and his drive for this to be a successful process is much appreciated by the whole member base.

- d. Since both Robbie and Jonathan jumped on board we have reviewed the Club's current approach and have decided to make the following changes:
- i. Not to progress a temporary arrangement and solely work on the longer term lease proposition which needs to be approved by council . This will enable the Club to continue to generate \$500 to \$1500 per week in hall hire while we work on the longer term strategy.
  - ii. Develop a lease, in consultation with MealWorks, that ensures a base level of lease payments, but also structured to support MealWorks to inject capital into the building and start to build a business. Initial terms are being kept **confidential** to ensure the Club's negotiating position remains strong. The final agreement will be discussed to the entire Club member base for review/comment prior to executing.
  - iii. The Club to work with MealWorks on development applications for upgrades that enhance the facility over the long term, but are also aligned to the upcoming commercial arrangement.

## 2. Update on discussions with 10Star (David Erskine)

- a. 10star was the only applicant to solely request for the use of upstairs of the surf club facility and was recommended by EOI committee. Reaffirmed by Robbie Rodwell.
- b. It has been identified that, as it stands, the Club is unable to enter into a long term lease with 10Star. This is purely administrative and we are looking at alternatives.
- c. Over the last 5 years 10Star has project managed the facility upgrades and the initial concepts of the bottom new patrolling facility. 10Star wish to remain engaged with the Club over the long term. We are currently using them to support the new improvements to the Club House which will be paid through both in-kind support, as well as designated grant funding.
- d. Given the high level engagement with 10Star, and the continued benefit the Club receives from the relationship, we wish to make the Director, Marko Liscia, an Honorary Member.
- e. The Exec thanks Marko for his tireless work to continual improve the Club's infrastructure.

**Motion 3** (David Erskine) – Approve Marko Liscia as a Honorary membership, seconded David Edwards (all in favour)

**Motion 4** (David Erskine) - 10Star would like to enter into a three year sponsorship arrangement with PKSLSC. We request support from the committee to enter into a sponsorship arrangement with 10Star. It will also be referred to NSW Ports and NSW Port Authority, seconded Simon Rocchi (all in favour)



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### 3. Questions arising from Expression of Interest process (David Erskine)

- a. It was noted by a Club member in the month of January that there has been some noise around some proponents being given preferential treatment in the EOI. A claim has been made that an executive member went to school with one of the applicants of the EOI and in turn has had a conflict of interest. A review has been completed and that statement is not correct.
- b. As far as the EOI Committee and the Executive involved in the process is concerned there has been no conflicts of interest in either the EOI process or within the current lease negotiation process.
- c. Additionality claims have been made about not keeping appropriate records. Advice has been taken on notice however information requested by some members is still commercially confident and is unable to be made public.
- d. Along with the claim of conflict of interest, another statement was received about the executive informing one applicant that they would fail. As far as the existing Exec are aware that no such statement was made. It is believed the statement misunderstood and was referring to another EOI process which PKSLSC modeled our EOI off.

For the record, a list of the members involved in the process prior to electing a Preferred vendor listed below.

EOI Committee – Shayne Gladden, Richard Velthius, Michael Wilson, Robbie Rodwell

Exec Committee – David Erskine, David Edwards, Daniel Pretzler, Nathan Boscar

Questions/Comments about the Expression of Interest Process where then sought from the committee.

**Comment 1 – Brett Mc** - Requested that more information be made available to our members.

**Response 1 - Dew** - we encourage members to attend our monthly meetings and unfortunately we have been unable to maintain a consistent members to complete the regular news letters. Although the committee agrees with the statement broadly, it has always been a resource issue.

**Comment 2 - Dan M** – The executive have been elected to lead this club and make decisions for its members. From this update it's clear that there has been a lot of work and man hours put to this task and 1 negative complaint should not stop the progress we have made.

**Response 2 – Derk** – Thanks Dan, we appreciate your support.

**Comment 3 – Rob R** – After reviewing all the initial EOI's the club exec have my full support for the decision.

**Response 3 – Derk** – Thanks Rob for your ongoing help



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#### 4. Next steps and team structure moving forward (David Erskine)

- a) Jonathon Crowe, Robbie Rodwell, David Erskine and Nathan Boscaro will continue in resolving a terms of agreement document. This document will be confidential however it will list important information about cost, building and contractual agreements. This will be subject to a DA being approved for a change of use.
- b) Is it planned to have the agreement prepared and/or signed by the next meeting to ensure this moves forward without delays
- c) After a terms and agreement document is signed by both parties, formal weekly meetings will occur between 10Star and Mealworks to prepare a DA. Plans will be reviewed by club exec and will be presented at meetings
- d) Once a DA is completed a Lease agreement will be drafted containing the information in the signed terms of agreement document.
- e) After the lease is signed and approved by both Council and the vendor this EOI will be complete.

**Motion 5** (David Erskine) – To proceed with items raised in dot point 4 – next steps and team structure moving forward.

#### General Business

- NIII

#### External Correspondence For Jan 2021

	<u>Date Sent</u>	<u>Subject</u>	<u>From</u>
21/001	4-Jan-21	JJ's Waste & Recycling DEC-2020 Invoice for Customer 07003966	JJ Richards
21/002	5-Jan-21	Update your business contact details   new rules about face masks for staff	NSW GOV
21/003	6-Jan-21	JJ's Waste & Recycling - Overdue Account - Friendly Reminder for Customer 07003966	JJ Richards
21/004	12-Jan-21	Port Kembla Surf Club Socials for Members	Erika Saines
21/005	12-Jan-21	2021 Fundraising Without Sacrifice from Anyone!	Eco Heart Fundraising
21/006	14-Jan-21	PKCIF Round Four Update #2	Department of Regional NSW
21/007	19-Jan-21	PK Surf Club (EOI inquiries)	Mark Peterlin
21/008	29-Jan-21	Online Grants Application	NSW SPORTS