AGM MEETING MINUTES

STILLWATER BOATING CLUB

Date:	2nd August 2026
Time:	Meeting declared open: 2.02 pm
Location	Stillwater Boat Club

IN ATTENDANCE:

Attendees list attached to Secretary's records.

APOLOGIES:

Chevelle Barnett, Joe & Glenda Bird, Jessica & Craig Lowden-Bird, Adam & Gemma Fielding, Jason Gill, Jo & Warren Hedley, Paul & Dawn Widdowson, Phil Shellaert, Tony Prime, Paul Minton, Avonleigh Cox, Lisa Smith, Mark & Lynn Storry, Peter & Jacqui Watts, Michael Renner, Florence Dance, Zivana Anderson, Shane Kitson, Corin Pinkney & Lisa Thwaite, Jake & Richelle Wilkinson, Lauren & Clinton Skelton, Allan Salkezd, Chris & Emily Cordwell, Craig & Shana Bushney, Daryl & Elyssa Clayden, Andy Rubeus, Grant & Chantelle Hendry, Kurt Brame, Paul Nicol, Rob & Jasmine Sargent, Robin Kuhn, Roger Tweddell, Sean Blignault, Sharon Glennon, Shane Kitson

APPROVAL OF MINUTES:

The minutes of the previous meeting have been read and accepted as a true and accurate record.

Minutes Accepted
Moved: Paul Moss
Seconded: Rob Nell
Majority voted as passed
So carried

MATTERS ARISING FROM PREVIOUS MINUTES:

- Correction of names for absentees Kevin Hawkins & Liz Norquay different surnames. Thomas & Gordon apologies put in apologies as could not physically be at the AGM. But present via teams on the day.
- Sarah Lyes – prices on minutes different to what was taken down by member. Advised by Gordon Welch that what was in the minutes was taken directly from the presentation at last year's AGM.
- Michelle Charles – why was prices not put up proportionally for associate and individual compared to family. Advised this was presented at the AGM last year and not here to question what was voted on at the last AGM. Happy to have a discussion afterwards.

INWARDS/OUTWARDS CORRESPONDENCE:

- Nil

COMMODORE'S REPORT:

Building a Stronger Club for the Future

This has been a year of building strong foundations. Some of that work has been highly visible through improvements to our clubhouse and facilities. Much of it, however, has happened behind the scenes—improving financial management, strengthening operations, enhancing compliance, reducing costs and creating systems that will benefit the Club for many years to come. Every decision has been guided by one simple question:

"Will this leave the Club in a stronger position for future members?"

We believe the answer is yes.

Year in Review

During the past year the Club has:

- Reduced general operating expenditure while maintaining member services.
- Improved labour efficiency through better planning and rostering.
- Strengthened governance, financial reporting and operational systems.
- Formalised professional management agreements across the Clubhouse, Kitchen and Boatyard.
- Continued proactive maintenance rather than relying on costly reactive repairs.
- Increased new member sign-ups.
- Welcomed more guests through our doors.
- Expanded our food offering and introduced new menu items.
- Launched our Pizza Loyalty Card.
- Begun marketing catering services to local businesses and organisations.
- Expanded takeaway food services to the wider community.
- Secured a Smart Marine sponsorship providing member discounts.
- Commenced fundraising to future-proof the Club's facilities.

These achievements represent many hours of work from the Committee, management team, volunteers and members who continue to support our Club.

Strengthening the Foundations

Strong clubs don't happen by chance. They are built through careful planning, responsible financial management and continual investment in people and facilities. Over the past year we have taken a close look at how the Club operates, identifying opportunities to reduce unnecessary expenditure while maintaining the level of service members expect.

Through improved planning and rostering we have reduced labour costs while continuing to deliver quality food and service. Governance processes have continued to mature, compliance systems have been strengthened and clearer responsibilities have been established across the management team. These changes may not always be visible, but they create a more resilient organisation that is better prepared for the future.

Investing in Our Facilities

Maintaining a club like ours requires continual investment.

This year we completed a number of important maintenance and improvement projects including:

- Refurbishment of the clubhouse interior and exterior.
- Roof and spouting repairs.
- Upgrades to the yard drainage and filtration system.
- Replacement boat cradles.
- Replacement of the oven following storm damage.
- Installation of a new deep fryer.
- Installation of a new hot plate.
- Installation of a new pizza oven.
- Repainting the kitchen.
- Repairing and refurbishing kitchen cupboards.
- Installation of new splashbacks.
- Ongoing improvements to ensure the kitchen meets current Auckland Council food safety requirements.

These improvements were not simply about appearance. They were about future-proofing the kitchen so it continues to meet regulatory requirements while supporting the growing demand for quality food service. Investing now reduces the need for costly repairs later and ensures our facilities remain fit for purpose.

Growing the Club
While maintaining the Club is essential, growing the Club is equally important. Over the past year we've continued expanding what Stillwater Boating Club offers both members and the wider community. New menu items have been introduced, food quality continues to improve and our Pizza Loyalty Card has been well received. Our catering services are now being actively promoted to local businesses, community groups and organisations, creating additional income opportunities while showcasing what the Club has to offer.
Takeaway meals are now available to everyone, not just members, helping introduce more people to the Club and encouraging the wider community to support us.
We're pleased to have seen growth in both guest numbers and new memberships throughout the year, demonstrating that people are recognising the improvements taking place. Our Boatyard Manager has also secured a sponsorship partnership with Smart Marine, providing members with exclusive discounts through a new member discount card—another practical benefit of Club membership. Each of these initiatives strengthens the Club by increasing activity, attracting new people and creating additional revenue streams that support our long-term sustainability.
Looking Ahead
The work doesn't stop here.
The coming year is about continuing to build on the foundations we've established.
Thanks to the generosity of Michael Thorton of Bayleys Commercial Property Management & Brendan Muller of North & South Recruitment, we'll soon introduce quality coffee and weekend brunch through our new café setup.
Looking towards the summer boating season, we want members to be able to stop in for coffee before launching, pick up breakfast or takeaway meals for a day on the water and enjoy a clubhouse that's busy throughout the week, not just on Friday evenings.
We're also exploring opportunities to provide additional boating conveniences such as ice and bait, making the Club an even more useful destination before heading out on the water.
These initiatives are about making Stillwater Boating Club the first stop before a day on the harbour and a welcoming place to return to afterwards.
Investing Together
We're also excited to be launching our Club Improvement Fundraiser.
The purpose of this fundraiser is to continue future-proofing our facilities while reducing the financial burden on the Club's operating budget.
Funds raised will contribute towards:

- Further kitchen improvements.
- Bar upgrades.
- Replacement flooring.
- New dining chairs.

These are long-term investments that will improve the experience for members and visitors while ensuring the clubhouse continues to meet the needs of our growing community.
Every contribution, no matter how large or small, helps build a stronger future for Stillwater Boating Club.
Our Vision
Our vision is simple.
We want Stillwater Boating Club to be recognised as one of Auckland's great community boating clubs. A place where members stop in for coffee before launching. Families enjoy breakfast after a morning on the water. Boaties pick up lunch before heading out fishing.
Local businesses choose us for catering. Children grow up around boating and Club life.
Visitors become members because they enjoy the atmosphere, facilities and community.
A Club that's financially sustainable because it offers genuine value—not only through great hospitality, but through boating, friendship, family and community. Everything we've achieved this year has been another step towards that vision.
Thank You
Finally, we'd like to thank everyone who has contributed to the Club throughout the past year. To our volunteers, sponsors, contractors, management team, Committee members and, most importantly, our members—thank you. The progress made this year has been a genuine team effort.
We've spent the last year strengthening the foundations of Stillwater Boating Club. Now comes the exciting part. Together, we're building a Club that future generations will be proud to belong to.

Questions:

- Nil

ACCOUNTANT/TREASURER'S REPORT:

The Club remains in a sound financial position but is being challenged by increased operating costs and a tight economy
Current bank balances are healthy, and cash flow continues to be carefully managed.
Current Bank Balance $50,000
The Club has no borrowings or extraordinary liabilities

25/26 Operations
Net Trading 2026 $72,614 2025 $112,927 Down $40,313
Overheads 2026 $119,134 2025 $109,534 Up $9,600
Maintenance 2026 $45,023 2025 $15885 Up $29,138 direct costs
Yard Sales 2026 $60,874 2025 $84,188 Down $23,314
Net Position 2026 ($43,400) 2025 $8995 Down $52,335

Key Variations
Maintenance $50,000 (incl contractor hours) – up $35,000
Wages Up $32,000, primarily due to increased living wage, staff injury and illness + re-establishment of kitchen, 2 x terminal pays

Cost Cutting
Insurance - Changed to Elantis/Rysk Down $5000/yr
Wages – Reduced staff numbers & increased capability – expected reduction based on past 4 Months Down $30,000 annually

Revenue Improvements
Yard Fees – made GST exclusive
Yard Fees – increased in line with industry norm
Increased clubhouse events and fishing comps

What is causing the change
- 2 yr loss of $34,405
- Economy stupid
- This has been funded out of savings to date
- The change is a result of urgent maintenance & increased overheads
- The clubhouse is improving but not quickly enough
- The yard declined but is now stable to growing

How do we respond?
- We have many options but limited time
- Financial planning team
- Possible cut back hours and days in Clubhouse
- Accelerate marketing of the yard & venue
- Identify immediate untapped revenue streams e.g. boat RV storage
- Reducing prices or discounts is not an option

What is at the heart of the financial changes we have seen over the past few years
1. There is no asset register or plan – so we don't know what's coming up
2. The club has failed to establish a maintenance fund – good practice says you should hold 5% of the value of the replacement value of the assets – probably $3mil value implies $150k in reserve accumulating at $30k/year

The cost of not planning maintenance is frequent unplanned expenditure
3. We have no reserves in place to cover slow periods – this winter for instance. Hospitality Assn best practice is our type of club should have a $35k winter reserve.
4. The club failed to raise subs as cost pressures grew – the Covid support blind spotted the committee.
Subs need to be CPI linked going forward.
5. The club has not promoted the yard well and moved too slowly to raise fees as costs grew and boat numbers dwindled.

Clubhouse maintenance was a major expense item this year.
- The exterior of the building had deteriorated significantly
- The spouting had rusted through and was badly damaged in some areas
- The roof was leaking over the kitchen appliances
- Repainted roof- primer and two coats
- Replaced guttering
- Replaced roof section with leak and redirected stormwater

- Re-stained exterior boards
- Repainted handrails and baseboards

The yard drain failed internally causing flooding and was putting the resource consent at risk, therefore we replaced tonne of filter material and rebuilt internal structure.

Upcoming Maintenance that we know of:

- Re-run power cables from street box & restructure power distribution in the yard $5-10,000
- Replace dry-shelter cover and corroded components it is leaking now $7500 complete replacement
- Re-tread the trolley wheels – rear, New wheels - front, Renew all bearings now & Wheels 2 years total expected cost $20,000
- Reline & paint water tanks, timeline depends on the council, 2yrs likely total expected cost $7,000

Questions:

- Ian Dorward – Rubbish has increased in price. Response: Econowaste has increased prices 25% Oct 25. Yard bins left open and they fill up a lot quicker. These are now locked which is helping with frequency of emptying.
- Ian Dorward - Dingy locker hire has increased in income, Response: some is over run from the previous year which pulled over to this financial year. We had a lot of empty space in the dinghy lockers which now have been filled.
- Teresa Hatton - Holding wages reserve potentially from Covid. Response: We held the money as there was an overpayment. We asked 2 years ago for the amount that we owed back to the government and have not had any further response.
- Teresa Hatton - Change in accounting figures as holding a credit for fees that were charged early. Response: we invoiced early this year as the method that was previously used meant we were invoicing after the beginning of the year and we wanted to get the invoices done on 1st July.
- Mark Lyes – question of where the figure for the month of June came from of as there was $7000 at the start of the month and $26,000 at the end of the month. Where did the $19,000 come from? Gordon to look at where this came from – likely from membership payments. We have multiple new memberships come in throughout the year as well.
- Mark Lyes – How many memberships do we currently have to date? Response: 262 as of the AGM and last year was 352. The 262 is up on the same time last year of renewals where we only had 210 memberships renewed at the same time.
- Ian Dorward – hard stand income decreased but wages increased. Response: This was for maintenance work. The previous year we had 3 long term boats in the yard which we not longer have that income of boats staying in.
- Ian Dorward - Club house wages increased by 40% but income has decreased. Response: Several factors – wages have increased across the board and now pay a living wage, we also had the old manager was no longer available to work and we had to employee several people into the bar & kitchen as we didn't have a manager and we wanted to keep the place open.
- Ian Dorward – raffle expenditure only had a small profit margin. Response: Butchers have put up pricing as well & the process currently in review.
- James Pemberton – How much did the bar & kitchen alone lose last year? Response: The bar and kitchen last year actually made a profit. We have reviewed the wages for the kitchen & bar & are taking advice from hospitality association on prices for bar & kitchen staff and they have advised us our costings are low but that we also need to improve the revenue.
- James Pemberton – So the bar is supporting the kitchen? Response: The main problem is you can't open the bar without the kitchen due to licensing. So the choices are put the prices up or increase the revenue.
- Keith Maslen – With everything discussed your answer is to put the costs up? Response: we have looked at other clubs as well and yes they have lower food costs but they have other increases elsewhere eg joining fees and are open fewer days than us. We have to try and find a middle ground.
- Janine Butler - why wasn't oven under insurance. Response: Due to previous excess being $1000 we didn't claim as was cheaper to replace the oven.
- James Pemberton – with wages being so high how many people are working at once? Response: Typically one behind the bar and one in the kitchen, its not practical to have one person going between the bar & the kitchen.

- James Pemberton – regarding the yard we used to have a queue of people waiting to come out and had members joining just to bring their boat out at Stillwater. Response: Last Autumn we had a wait list and over winter it has died off significantly. We still have majority of members joining, joining to be able to pull their boat out here.

Financial accounts presented and copies made available.

Financial Accounts & Accountant/Treasurers Report be accepted:

Moved: Steve Sharp

Seconded: Andy Robinson

Majority in favour agreed

So carried

Matters arising from the executive report:

- Nil

GENERAL BUSINESS:

Constitutional Proposal Changes:

Amendment 1:

To amend clause 15 of the constitution to add the following sentence: Fees for Boat Facilities and Yard are included in Appendix 3 and may be amended during a membership year by the Committee and communicated to members.

Voted: Majority in favour

Against 1

Carried

Amendment 2:

To amend clause 15 of the constitution to add the following sentences after the amendment above: A discount of 15% will be provided to members from the fees for Boat Facilities and Yard after two years of membership. A discount of 25% will be provided to members from the fees for Boat Facilities and Yard after ten years of membership. For clarification, these discounts for length of membership are to apply to Boat facilities and Yard fees only and not to any clubhouse charges, bar prices or membership fees.

Voted: 12 for amendment & 20 against.

Not passed as not 2/3 majority in favour

Amendment 3:

To amend clause 17 of the constitution to be altered: Restrictions to appointment of office holders include that: New item D. A member may not be appointed to the committee or elected as an officer of the club if they have been banned from the club premises at any time. and A person ceases to be an officer of the club if the person: New item H. Is banned from the club premises at any time The existing item H becomes Item I.

Off the table as adjusted motions not distributed – not voted on.

Janine Butler– question around coffee & opening kitchen in the morning & catering. We are wanting more transparency about it being regular and being open when its advertised to do so. Response: Present manager Toni has been working hard to get this up and running and by getting the coffee machine and equipment at zero cost to the club is phenomenal. Toni is working hard to ensure this will be the case

Ian Dorward addressed as proposed commodore.

ELECTION OF OFFICERS:

We had 12 nominations for the committee of 8 members; the executive was voted on for each position:

Voting took place for committee members; votes were counted by Vanessa Killeen & Teresa Hatton. Vanessa Killeen announced the committee for the 2026-2027 year.

Commodore	Thomas Evans
Vice Commodore	Stephanie Clayden
Secretary	Fiona Haylock
Treasurer	Gordon Welch
Committee	Steve Sharp
Committee	Warren Hedley
Committee	Arlis Borckelmans
Committee	Claire Walker
Committee	Keith Maslen
Committee	Lisa Tucker
Committee	Zivana Anderson
Committee	Debbie Moss

Disciplinary committee:
Jody Renall
Dave Wilkins

Committee be accepted as Nominated
Moved: Arlis Borckelmans
Seconded: Amber Llewellyn
Votes: Majority agreed
So carried

Questions:

Nil

Next meeting:

Next meeting will be held on the 1st August 2027
The meeting was closed at 1718 p.m.