MINUTES OF THE AGM HELD ON SUNDAY 16th AUG 2026 NAROOMA GOLF CLUB LTD BLUEWATER FUNCTION ROOM 10:00am

Present:

Board of Directors:

J. Murray	Chair	(President)
D. Rae		(Treasurer)
P. Kearney		(Captain)
K. Murphy		(Director)
C. Williamson		(Director)

General Manager:
D. Connaughton

Auditor:
Simon Byrne (Kothes)

The Chairman asked for both past presidents, current life members and current club patron in attendance today to stand and be recognised by the members. Ralph Imberger (Life Member & Club Patron), Geoff Lanham (Retired President) & Niel Towers (Life Member) stood and were recognised by acclamation.

The Chairman also introduced the Committee, Simon Byrne the Club's Auditor, and the General Manager.

Members: 50 Full Golf and Life Members and 0 social members.
Total 50

Apologies: Leone Whelan, Peter & Trish James, Wayne & Heather McMillan, Mike Shevlin, Chris Heath and Di Williamson.

Moved: D. Wilkes	Seconded: J. Boxsell	Carried

PROCEEDINGS:
The chairman opened the meeting at 10.00am.

The Chairman read out a brief opening statement as follows:

As Acting President, I am pleased to report that Narooma Golf Club has enjoyed a highly successful 2025/26 financial year. This success is a reflection of the dedication, commitment and teamwork of our members, staff, management and Board.

I would like to formally acknowledge the outstanding contribution of our former President, Geoff Lanham, who served Narooma Golf Club with distinction for Thirteen (13) years. Geoff's leadership, commitment and passion for the Club have made a significant and lasting contribution to its continued success, and we sincerely thank him for his exceptional service.

I would also like to make special mention of Clive Williamson, who has served on the Board for the past eight (8) years and is retiring at this Annual General Meeting. Clive has made a valuable contribution to the governance and development of the Club, and we thank him sincerely for his dedication, commitment and support during his time on the Board.

I would also like to acknowledge Mark Bartrop, who resigned from the Board during the year. We thank Mark for his contribution and commitment to Narooma Golf Club during his time as a director and wish him all the best for the future.

The Club has achieved one of its strongest financial performances in many years, recording revenue in excess of $5.7 million, supported by continued growth across golf, hospitality, gaming, and functions. The Club also delivered a healthy EBITDA margin of 19.5% which is one of the strongest on the south coast.

Significant investments were made during the year, including the replacement of the golf cart fleet and the ongoing benefits being realised from the completed irrigation system. These investments have enhanced the member and visitor experience while supporting the long-term sustainability of the Club's most important asset—its golf course.

We recognised the efforts of Course Superintendent Scott Harris and his team for maintaining the course to an exceptional standard, helping reinforce Narooma Golf Club's reputation as one of Australia's premier public access golf courses.

A key priority for the Board is the proposed clubhouse redevelopment. Detailed plans have been prepared and include upgrades to the foyer, gaming area, rear deck, bar facilities, and function spaces. The project DA has now been approved as of last week and we are now waiting for approval for a CC (Construction Certificate), these works will further strengthen the Club's position as a leading golf, hospitality, and tourism destination in regional New South Wales. We hope to have the works completed by December 2026.

Looking ahead, the Board remains focused on diversifying revenue streams and expanding entertainment, events, and community activities to further enhance member value and Club activity.
We also acknowledged the passing of Life Members Ken Gaffney and Pam Leonard, recognising their significant contribution to the Club and expressing condolences to their families and friends.

Special thanks to CEO Dominic Connaughton, the management team, staff, contractors, volunteers, Directors and, most importantly, the members whose ongoing loyalty and support continue to underpin the Club's success.

With increased revenue, reduced debt, major infrastructure investments completed and exciting redevelopment plans progressing, the Board believes Narooma Golf Club is exceptionally well positioned for the future and remains committed to responsible governance, continuous improvement and delivering an outstanding experience for members and visitors alike.

John Murray
Acting President

ITEM 1

1. To confirm the minutes of the previous Annual General Meeting held on Sunday 17th August 2025.
   (Minutes were available on the club website, front office and at today's meeting for members to read)

Moved: R. McDonald	Seconded: T. O'Callaghan	Carried

ITEM 2

2. To receive and consider the Directors' Reports and Directors' Statements.
   President mentioned that the reports have been circularised to members in the Clubs Annual report.
   No questions.

Moved: D. Wilkes	Seconded: J. Willett	Carried

ITEM 3

3. To receive and consider the Financial Statements and the Independent Audit Report to the members.

Simon Byrne, the club's auditor presented his report and was available to answer any questions raised.

- A very solid year as all departments achieved higher results than last year.
- EBITDA is again very strong and is the best result from a golf course on the south coast being 19.5%. Management have carried out an excellent job on maintain costs during the year.
- Depreciation continues to be a major expenditure item for the club.
- The club has performed in the top 5% of clubs in the southern region.
- Pleased to report that our audit did not identify any weaknesses in the Clubs accounting internal controls and procedures. I'm required by law (under accounting & audit standards) to communicate to your board of any audit issues we identify. Our findings were reported to your Board in our "audit completion letter / audit management letter". Minor matters were identified and attended to.
- Finally, I would like to acknowledge and congratulate the voluntary work undertaken by your board and members on another solid performance this financial year. Congratulations!!!!

The chairman thanked Simon Byrne for his report.

Moved: R. Imberger	Seconded: G. Lanham	Carried

ITEM 4

4. To decide the following resolutions by the Board of Directors:
That pursuant to the Registered Clubs Act 1976.

(a) Members approve expenditure by the Club not to exceed $7,000 for professional development and education of Directors during the 2026/27 financial year of the Club, details of any such expenditure to be made available to the members at the next Annual General Meeting of the Club.
(Expenditure for 2025/26 was $5,637).

Moved: M Wuttke-Hayes	Seconded: L. McCarthy	Carried

(b) Members approve expenditure by the Club not to exceed $5,000 for meals and refreshments by Directors when carrying out their duties or when entertaining guests of interest to the Club during the 2026/27 financial year of the Club, details of any such expenditure to be made available to the members at the next Annual General Meeting of the Club.
(Expenditure for 2025/26 was ($904).

Moved: A. Thompson	Seconded: N. Towers	Carried

(c) Members to approve out of pocket expenses to the value of $2,000 for the President and Captain and $1,500 for each other Director for the 2026/27 financial year of the club.

Moved: J. Willett	Seconded: J. Boxsell	Carried

(d) Members acknowledge that the benefits in paragraphs 4(a), 4(b) and 4(c) are not available to members generally but to Directors only.

ITEM 5

5. Fifth order of business- To consider and vote on an ordinary resolution of life membership for Geoff Lanham, M/N 11996. (50% + 1 required)

The Chairman asked Laurie Holmes, M/N 264 to read out his recommendation to the members present.

Geoff Lanham joined Narooma Golf Club in 2011 and has maintained continuous membership for the past 15 years, demonstrating outstanding loyalty, commitment, and service to the Club.

In August 2013, Geoff was elected to the Board of Directors as Treasurer. In August 2014, following the resignation of then-President David Shackleton earlier that year, Geoff nominated for the vacant position of President.

Unopposed in his nomination, Geoff was duly elected by the members and commenced what would become 12 years of dedicated leadership in this voluntary role.

Throughout his presidency, Geoff also served on both the Finance and Audit Committee and the Course Committee, contributing significantly to the Club's financial oversight, governance, and course development.

Geoff resigned from his position as President in February 2026 due to ill health associated with his battle with cancer. His resignation marked the conclusion of 12 years of exceptional service as President and a total of 13 years of Board service.

During his tenure, Geoff consistently demonstrated outstanding leadership, integrity, and professionalism. His background in the Australian Federal Police was reflected in his measured, principled, and highly professional approach to governance, decision-making, and member representation. Geoff played a major role in shaping the direction, growth, and ongoing success of Narooma Golf Club during a significant period in its history.

Beyond his formal governance responsibilities, Geoff was a highly visible and active contributor to the broader Club community. He regularly volunteered his time assisting with junior golf development, including introducing and teaching school groups the game of golf. He was also frequently seen undertaking general volunteer work around the course, helping maintain and present the facility to a high standard.

Geoff was widely respected and highly regarded by members, directors, staff, and visitors alike. He fostered a positive, collaborative culture throughout the Club and consistently represented Narooma Golf Club with professionalism, and pride. Geoff was also a familiar presence at major golf tournaments and events throughout the year, warmly welcoming visitors to both the Club and the Narooma community.

Geoff's resignation was solely the result of his illness, and it is a testament to his dedication, resilience, and commitment that he continued to serve the Club for as long as he was physically able.

In recognition of his long-standing membership, exceptional voluntary service, leadership, and significant contribution to Narooma Golf Club over more than two decades, Geoff Lanham is most deserving of Life Membership.

I move to recommended Geoff Lanham for life Membership.

Moved: L. Holmes	Seconded: T. O'Callaghan	Carried

The Chairman invited Geoff Lanham to come forward to receive his Life Membership badge and certificate.

Geoff thanked the Chairman and members for approving his Life Membership, stating that he felt extremely grateful and humbled to receive such a special honour.

Geoff said that he had never joined the Board with the expectation of receiving awards, but because of his genuine love for the Club and its golf course. He expressed his view that the Club and course are both excellent and should be carefully protected and maintained for future generations. He said he was confident that the Board and management would continue to do so well into the future.

Geoff reflected on the fact that the day marked exactly three years since he was diagnosed with cancer. During that time, he had been told on four or five occasions that his life expectancy was short, and he recalled that even his GP had told him that he should have passed away approximately 12 months ago.

Geoff again expressed his sincere appreciation for the Life Membership, while acknowledging the many other members who generously volunteer their time and contribute to both the golf course and clubhouse. He stated that he believed many of these members were equally deserving of recognition.

Geoff concluded by once again thanking the members for the honour and said that he felt very humbled and grateful to receive the Life Membership.

6. **ITEM 6**

6. Sixth order of business- To deal with Notices of Motion for which due notice has been given. (The club received an email from Robert Ried regarding increasing the cap of 50 private golf carts. This will be discussed in general business).

7. **ITEM 7**

7. Seventh order of business- To elect the Board of Directors for the ensuing year in accordance with the club's constitution.

The Chairman asked for the returning officer, Ralph Imberger to read out the results for the 2026 board elections.

Thanks, Mr. Chairman.

We did not require an election this year for the President, Director (1) or Director (2) positions.

Therefore, I declare John Murray elected unopposed as the President for a 3-year term.

I declare Chris Heath elected unopposed as Director (1) for a 1-year term.

I declare Craig Petterd elected unopposed as Director (2) for a 3-year term.

Congratulations gentlemen!!

Could you please stand and be recognised by the members!!

Thanks Mr Chairman.

The Chairman thanked the returning officer and congratulated Chris Heath and Craig Petterd on being elected to the board. He said he looks forward to working with the new board members. The chairman also thanked Clive Williamson for his hard work and dedication who is retiring from his position today.

GENERAL BUSINESS (Recommendations to the incoming Board only).

1. We have received an email from Robert Ried full golf member 1465 as follows.

   I would like to discuss the issue relating to private golf carts on the course. I know that the number of carts now is Maxed out at 50 with the current oncourse storage filled but I am talking about off course private golf carts and would like to increase to more than 50.

   I have been checking since late January the online booking sheets and the Max private carts I have counted has been 32 only twice with the average being around 22. I am not suggesting a use it or lose it attitude but more off course carts on the golf course. Another 30 at $400 rego fee would mean $12.000 for the Club for a nothing outlay or at $300 would be $9.000 gain again for a nothing outlay. On the average usage so far this year that might mean only 15 get used.

   The chairman said the new incoming board would discuss and review this matter and inform Robert of the board's decision.

2. Michael Wutteke-Hayes asked the General Manager to provide an update on the land claims currently affecting the golf course.

   The General Manager advised that the Club has undertaken significant work behind the scenes in relation to the land claim affecting Holes 13 and 14, in conjunction with Golf NSW, ClubsNSW, Crown Lands Minister (Stephen Kemper) and the Crown Lands legal team. This work culminated in the crown land solicitors submitting a challenge to the supreme court on the Judge's decision in April 2026. The matter is expected to be heard later this year or early next year. The General Manager will keep members informed as information is received. If we lose the challenge the lease will be handed over to the local lands council to administer and set the rent amount. The land is zoned recreational so it cannot have any buildings or commercial dealings.

   The General Manager also advised that a larger land claim covering the entire golf course has been ongoing for more than six years. The Club has engaged a barrister to represent its interests in this matter, which represents a significant cost to the Club. This matter may also be determined in the short term.

3. Michael Commins thanked the board & management for another successful year and mentioned we should reflect on how far we have come over the past 10yrs. The club is now financial and flexible to carry out improvements not only on the course but the clubhouse as well while keeping the course the central part of operations. I call it the Geoff Lanham dynasty!!!
   Again, on behalf of the members, congratulations on an excellent result.

   The Chairman asked for any further general business then declared the meeting closed at 10.33am and invited those attending today for some light refreshments and something to eat downstairs.