

## Minutes of RTYC General Committee held on Thursday 23<sup>rd</sup> May 2024

### Attendees:

- Commodore Karen Cox
- Vice Commodore Judy Pearson
- Rear Commodore Cruisers Don Gray
- Honorary Treasurer Terry Adams
- Honorary House Officer Alan Lucas
- Rear Commodore Sail Andy Ketteringham
- **NED:** Mike Brand
- **General Committee:** Nigel Collingwood, Lawrence Mayne, Caroline Haycock
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**Apologies:** John Barrett

**Resigned:** 23<sup>rd</sup> May Honorary Secretary Elizabeth Anderson/ NED Frank Martin resigned in May.

Approval of minutes of the General Committee meeting held on 27th April approved by the NC and AK.

Correspondence:

Kelly has resigned and departs on the 18<sup>th</sup> of June.

Elizabeth Anderson resigned today 23<sup>rd</sup> May with immediate effect.

An invoice for £1,266 was found for the monitoring security service. Agreed it can be paid for monthly.

**Action:** Terry to call and check payments options and confirm back to the Commodore ASAP.

Membership applications: Richard Green and Patrick Maflin, both approved by the Committee.

### Terry updated on the finance report.

Numbers are always a month behind, e.g., May is still on-going. W Gore figures for P&L show a decrease of £15,000 and £7,500 final balance for the roof still to be paid; this figure is said to be accrued in last year's figures.

YTD account stands at £47,000 accuracy of this was questioned. Costs of £17,000 will be deducted.

On a 'burn rate' based on the bank showing figures for 2011 using last year's figures predict a worse increase/ deficit.

**Wages are the largest challenge.** Statement shows wages cost £118,000 per year, averaging £10,00 per month. RW in 2023 wages costs £17,000 average for the month as more staff needed.

**After discussion it was agreed members need to volunteer (by selection) to work behind the bar and help with clearing and serving to reduce costs.**

### The Committee agreed that the goal is to save the club house and at this time does not look to sell.

A plan is needed to share with members before Debentures are signed and funds provided. We must show how and where the funds will be used to save the club.

Terry attended a talk by Tom Davenport from the RYA who puts packages together for clubs, of which one if Capital projects. Therefore, this will need to be investigated for the floor repairs and re-fit of some of the rooms.

**Action:** Commodore to write to all members.

**Include all members in the WhatsApp group.**

**Don** – Insurance is expensive, due to expire end Oct, so new cover at a significantly lower price to be found.

**Action:** Commodore and Vice Commodore to check available rates and insurance including Lloyds to see if previous member quote can be considered.

**Lawrence** – If we require plans for the building options we will need to pay. Alex can help do a feasibility report, but his time is very limited.

Main question: "what do people want from the club"?

Whilst looking at the Crane Shed as an option the club has been valued at £750,000 - £2mil. Option sell part of the building or the whole building an ease back on e.g., 990 year lease to RTYC.

The option to re-mortgage the club and use the money generated from that was discounted as the building would need to be closed for renovations or just use the Hold Bar or a local pub for meetings. Don commented that we could not re-mortgage as the club cannot afford at present pay back or have the

statements to satisfy a bank. Decision made that the club needs to rent out the flat ASAP and look at maximising the room rental.

It was noted that the flat could be rented out for at least £1,100 per week on Air B&B.

**Action:** Alan, Caroline, and Andy to access the booking.com system and manage 'dynamic' costing to ensure best prices are captured and all rooms rented out, as much as is possible. Look at the rooms and see what can be done ASAP to improve them.

Based on AB calculations the room rate occupancy is only at 12%. Currently generating about £1,400 per month, but does not include: gas/electric, water, cleaning, laundry, wages for staff.

Accurate costs are not visible, but likely cross out any profit based on occupancy rate.

Room décor dated and, in some cases tired. A re-fresh is needed. This may take 1 year- 18 months and requires funding.

**Actions:** Seek alternative cleaners/ costs to support our existing staff.

Understand hours current cleaners operate and hours spent in the club.

**David** – bar update. Takings are down. £2,000 a month average excluding costs. Back to the need for all member WhatsApp group for 6 trained individuals, who can work the bar and serve.

**Action:** Commodore to discuss with club manager how to support her.

### **Key messages from The Commodore to members:**

- We are not selling but focussing on staying where we are.
- Revamp the guest rooms.
- Cut staff costs, get members volunteering.
- Annie and Judy Vice Commodore will speak with a few auctioneers and set a sales target to raise funds.
- Andrew Walkling to check insurance.
- Permission sought to raise gold card discount from 12% to 15% and gradually increase drink costs - proposed by Mike and agreed by Andy so carried.

**Rear Commodore Sail Andy**- Will offer the Dive School open access to the club, which may encourage use of the bar and potential membership.

Andy shared prices of glassware for prize giving and will look to see if he can source at a lower price.

The question of 'pay to race' was raised. After discussion the general opinion was not to charge.

**Alan** – both basement boilers are now turned off. 4 key safes are completed, 2 more to finish. Discussion around main entrance keypad access and code. Guests cannot be expected to use a different code if they stay more than one night. Internal room codes are fine, but main front door access to be thought about and a solution to be found.

**Action:** Alan solution to front door access by key and or code pad/ both.

**Nigel** – RTYC flyer shared, idea to post in local doors. Ad is in the Ramsgate Community Magazine.

**Action:** Nigel to find out the process and actions needed for the club to become a Trust.

**Commodore:** Candida has offered to help with entertainment. Davina will be doing the quiz night in June and it will be hosted upstairs during the summertime.

31<sup>st</sup> May jazz band night.

Catering a TBC with Anthony and can we provide breakfast and lunch for RW currently 20 boats booked.

**Andy** – Nav school – awaiting dates from Jonathon, but plan is to conduct a VHF course and first aid course. If needed for staff a commercial first aid level is required, this is to be reviewed and investigated.

**Vice Commodore** – Drum up more members is essential.

A review of the subs was shared, and new fees and membership types agreed.

- Single sub £295
- Joint £450
- Crew £75
- Overseas £420
- Honorary reinstate no fee.
- No Junior membership
- No trial membership

**AOB:**

**Commodore:** Inactive gold cards – Mike to produce a list.

**Andy B**– need to establish law re number of first aider/s needed for the club present or not.

**Andy K** – a price list for members to use the club for private parties etc. is needed.

**Next meeting June 27<sup>th</sup> of June at 7.30 pm.**