

SPECIAL GENERAL MEETING 27TH AUGUST 2016 10.30AM

To discuss alterations to building

Meeting opened 10.30am with 48 members in attendance. 4 apologies received.

Ron thanked members for coming to the meeting.

Two options for alterations were received and costed and Option 1 will be addressed by Ron Cowen and Option 2 addressed by Chris Smith.

All attendees were provided with copies of the options to be considered. For those that do not agree with either something else can be indicated.

Option 1 from Pontville Homes.

Total price of estimate \$170,000 to \$180,000. Grant was originally provided for disabled toilets and this option addresses that provision. As there is \$132,000 in Renovation Fund approximately \$45,000 would be needed from the Green Replacement Fund to cover this option.

In the extension, there would be a double front entrance from the street and additional double doors facing the green.

One disabled and one unisex toilet. Larger office. Large foyer and an extension of the roof on the covered walkway.

The area of the club room will be increased with the removal of the present office. Floor coverings are not included in the quotation.

During construction the building would still be available for hire and use by community groups.

Questions –

Shirley Hay asked are the upgrades of the mens toilets costed in the quote for Stage 2 and if not how much extra would be needed to attend to this. **RESPONSE** This work is not costed into the quotation.

Bob Taylor says this estimate is not a quotation and could perhaps be much more.

Lesley Cornish asked how much we can spend and are the ladies toilets to stay where they are and this has been addressed in quotation.

Steve Hawkins asks as this is an estimate only what is to say it will not be more. Bob Taylor agrees and feels this is not possible.

Option 2 from JPR Building Contractors

Chris thanked members for attending.

This quotation is for \$141,439.60. An amount of \$10,000.00 would be needed from Club monies.

Painting is not included and would need assistance from club members.

Choice Carpeting is a sponsor and could be approached for assistance with floor coverings.

Window Furnishings could also be approached for assistance.

Chris has had correspondence from Rene Hidding stating that the original grant money did not limit the extension of the club rooms to immediately provide for disabled toilets as long as there was a staged schedule of works (stage 2) for these to be provided for.

This option would make meeting rooms available to the general community as not much is available around Sorell.

Would make a street entrance central to the building.

Bar would be larger so that 2 people could move more freely.

Larger area inside the club rooms.

Questions -

Faye Gardner asked for clarification of roof tradesmens accreditation to remove asbestos as she has spoken with Phil at Safework Australia and anything over 10 square metres needs special accreditation. Proof of accreditation will need to be seen. Has Josh Rowe certification for removal. Faye has heard of large amounts of money needed for the removal and disposal of asbestos at the appropriate place.

Chris says there is asbestos in the alcove and this has been taken into account when quotation was given. The quotation is **not** an estimate but a full quotation for works to be carried out.

Ron Cowen spoke on quotation from Josh Rowe and states it is not signed. (This is an emailed copy of the quotation).

Brewery is responsible for the gas pipelines in the bar.

Bob Taylor feels the quotation is lacking in detail and it is too loose.

Peter Scott states he agrees with Bob Taylor, and the money should be used for disabled toilets if the building is to be hired out.

Peter feels the bar is sufficient for size of club and it does not need increasing as there is enough room. Problem is that there is only one cash register, the bar need 2 registers to solve the problem of movement.

Bob Taylor stated neither plan addresses the problems of the club, does not address the workability of the club. Toilets are near the kitchen and the eating area this is not good. Front entrance is opposite door out to the green.

Janet Cowen wanted to know who is going to raise the funds for the other stages as functions have not attracted sufficient members to be able raise any funds.

Q. Ron asked Chris will the club be closed under option 2, until work is completed.

A. Chris reply YES.

Moved Steve Hawkins. Seconded Shirley Hay that the vote be taken. Carried.

Scrutineers for the vote are George Goetzki and Barbara Walker.

Option 1 - 9 votes

Option 2 - 30 votes.

Neither option – 7 votes

Invalid – 2

48 votes counted with Option 2 being the preferred option.

Meeting closed 11.25am