

Minutes: Ballarat Bridge Club Committee Meeting Monday 6th March, 10.00 am, 2023

Attendance: Clare Beer, Bruce Morley, Mary Oswell, Annette Pearce, Colleen Ludbrook, Margaret Whitefield, Leigh Dunne, Ian Gunn, Trish Farney, Brian Hassett, Kaye McFarlane

Apologies: Anne Beck

Minutes of previous meeting:

Acceptance of previous minutes: Moved Annette Pearce, 2nd Clare Beer. Carried

Reports:

President's Report Anne Beck

Time line of events to the point of a new Lease Agreement being activated (commencing Feb 2023)

History of Ballarat Bridge Club's Lease Agreement with City of Ballarat at 1001 Eyre Street Ballarat Ballarat Central

Compiled by Anne Beck from past Minutes of Meetings and other relevant documents on file

The Ballarat Bridge Club was established in 1985 as the Ballarat Bridge Club.

An agreement was made for between the responsible personnel of Ballarat Memorial Sports Inc. and Ballarat Bridge Club that the Ballarat Bridge Club sub-lease the the building from the Ballarat Memorial Sports (BMS), to take effect on May 01, 2005. (13 Clauses).

22nd August 2006. The Ballarat Memorial Sports Inc. put a proposal to the Ballarat Bridge Club for it to purchase the premises at 1001 Eyre Street \$115,000 with a \$15,000 payment on changeover and a further \$10,000 payment per year (\$5,000 June & December) for the next ten years.

Ballarat Bridge Club's Solicitor Morrow and Morrow and the Ballarat Memorial Sports Inc's Solicitor Heinz and Gordon each drew up contracts for the sale/purchase of the improvements and Ballarat Memorial Sports Inc.'s Lease from Ballarat Memorial Sports Inc. to Ballarat Bridge Club. It was noted that approval must be obtained from the Ballarat City Council to allow the sale and thus transfer of the lease from Ballarat Memorial Sports Inc. to Ballarat Bridge Club.

01st September 2006. A Report was made to Ballarat Bridge Club members about the proposed purchase.

11th September 2006. Extraordinary Meeting: The business being, 'The proposed purchase of the Eyre Street Premises.

02nd October 2006. At special General Meeting Ballarat Bridge Club passed the motion "that the Members of the Ballarat Bridge Club Inc. authorize Club to lease approximately +350 sqm of Crown Land on the SW corner of Eyre and Ripon Streets and purchase the existing club house building on this land.

30th October 2006. Committee to meet with Michael Morrow, Solicitor, to discuss various matters.

13th November 2006. Ballarat Bridge Club meeting with Ballarat City Council re lease of land

14th November 2006. Ballarat Memorial Sports Inc. and Ballarat Bridge Club meeting re Sale Agreement.

10th January 2007. Meeting with Michael Morrow, Solicitor re: Lease (only).

27th April 2007. Lease Agreement between between Ballarat City Council and Ballarat Bridge Club for 4 x 3 years commencing 10/12/2006 was signed.

Lease Agreement

- 2008-2012; 2012-2015; 2015-2018; 2018-2021 were the four, three year terms granted to the Ballarat Bridge Club in 2006. Further, the clause "the building and its entirety will remain the property of the Crown" is included in the Lease Agreement.

This Lease Agreement was signed by the relevant office bearers of the Ballarat Bridge Club.

- It is clear that the the City of Ballarat is responsible for the upkeep and maintenance of the building. This includes the Insurance of the Building.
- The Ballarat Bridge Club is responsible for Contents Insurance and Public Liability Insurance which is available on application because of our Affiliated status with the Australian Bridge Federation (renewed in April)

Summary:

- At the time, Ballarat Bridge Club Inc. bought a building (that could not be sold) in good faith, for \$115,000; kept no record of statements of payment for the \$5,000

paid twice yearly (for auditing and financial reports).

- Although knowing otherwise from 2008, the relevant committees did not disclose to members that Ballarat Bridge Club did not own the building (contrary to common belief of members).
- Building Insurance was paid annually until 2019 (\$3,000 approx. for 10 years); Public Liability Insurance was paid annually until 2019 (\$1,000 approx. for 10 years).

Acceptance of President's report: Moved Bruce Morley, 2nd Annette Pearce. Carried

Treasurer's Report to 28th February 2023: Trish Farney

The Financial reports Jan 2023 shows a profit of \$ 1679.82 for the month resulting in a profit of \$8884.91 profit ytd

Monthly Expenditure \$2230.71

Included exceptional expenses of:

R & M – Statewide Fire Service \$154/ Painting BBC Sign \$258.30

Print & Stat – PO Box Annual fee \$153/Printer maintenance \$66/A4 paper \$69

Monthly Income \$3910.53

Includes Membership Fees of \$595

EGV rent Oct-Dec 22 - \$1993.33

Bank Balance acc: 143932572 as at 28/2/23 = \$ 26540.62

Balance Term deposit acc: 14452879 @ 28/2/23 = \$ 64876.64

Total at Bank \$ 91417.26

Fees paid in advance @ 28/2/2023 are \$1578 ytd

2023 Membership fees paid to date \$2459.00

Acceptance of Treasurer's report: Moved Trish Farney, 2nd Bruce Morley. Carried

Correspondence: Kaye McFarlane

Incoming:

1. Online System Repairs Statement: \$66.00
2. Whittlesea Bridge Congress: 19th March
3. 14/02/2023 Andrew Slutzkin: Response to Ballarat Bridge Club 's letter of support fort his efforts on behalf of VBA Affiliated Victorian Bridge Players
4. 14/02/2023 Andrew Slutzkin: Copy of his response to Jenny Thompson VBAC

5. 14/02/2023 Copy of letter from Christopher Leach sent to Andrew Slutzkin forwarded to Affiliated VBA members
6. 15/02/2023 Frankston Bridge Congress: March 26-26
7. 15/02/2023 ABF Invoice – 0001: \$68.00
8. 17/02/2023 City of Ballarat: Food Act Registration Certificate Expiry Date 31st March 2024
9. 18/02/2023 : Update on progress from correspondence with VBAC ie establishment of a democratic committee structure VBAC: consideration of principle that x2 named events be held away from VBC; establishment and future funding for support of VBC
10. Post Office Box Renewal: annual \$153.00
11. 22/2/23 VBA: proposed representation of affiliated Bridge Clubs on BVOC
12. Telstra Invoice due 06 March: \$130.00
13. Statewide Fire Protection, Fire Service Invoice: \$154.00
14. Jenny Leviston Secretary Ballarat Western Croquet Club Inc: thankyou for the use of your toilets last week at such short notice
15. Infoxchange: Maintenance of an online directory of Victorian community support services
16. 24/02/23 Australian Bridge Federation has set up an Online Bridge Committee to investigate all aspects of online bridge. Reminder to complete survey
17. Western Region Friendly Teams, Marcus Hill Hall Sunday 16th April
18. Ballarat City Council Nicholas Venville, Property Officer: Copy of lease for signing
19. Ballarat Bridge Club Jock Maule Community Infrastructure Project Officer: work for Accessible toilet for Food is Free group to commence 6th March
20. 27/02/2023 Andrew Slutzkin: " In response to the VBA email of 22/2/23, what action is your club choosing?"
21. 02/03/2023 City of Ballarat Nicholas Venville: finalized Lease for signing
22. MV Super Congress Frid 2nd – Sun 4th June
23. 27/02/2023 Andrew Slutzkin: How should clubs respond to VBA's call for members of the BVOC
24. 27/02/2023 Andrew Slutzkin: What the VBA Capitation Fee funds

Outgoing:

1. 16/02/2023 Response to Andrew Slutzkin re Bridge Victoria and Ballarat Bridge Club's perspective and support

Acceptance of Correspondence: Moved Kaye McFarlane, 2nd Clare Beer. Carried

Reports: Committee

- Kaye McFarlane – nil

- Bruce Morley - Overhead Screen for result display etc. able to be used as required
- Ian Gunn – Plaque acknowledging Anne Smail as the founder of the Ballarat Bridge Club completed and positioned
- Trish Farney – Considering computer options available for financial record keeping by the Treasurer. The objective is to facilitate a seamless handover if/when required. (The program currently used would not be available to a different user due to copyright restriction)
- Colleen Ludbrook – nil
- Brian Hassett - nil
- Annette Pearce – ‘Has the biscuit with a drink become lunch for some members??’ Resulted in much discussion
- Leigh Dunne – OH&S Supervisor
Concerned that the the perimeter fence is unsafe along Ripon Street. City of Ballarat to be notified.
Red line map for the facility will be prepared and displayed. Suggestion that the director of the day be the Safety Officer in the case of emergency. Two assembly points are required. Annette Pearce will assist.
- Clare Beer – Request/statement: ‘Thankyou to Brian Hassett for assisting Anne Beck on Saturday 4th March by ensuing that the medical attention she needed was provided.’ All members present were grateful Brian was available to make an appropriate professional assessment of her needs. (Tabled as requested)
- Margaret Whitefield – How do members find a partner? - Anne Beck will suggest potential partners to those members requesting assistance
- Mary Oswell – Plan that identifies tasks implicit in the running of events such as the annual congress be prepared. This will ensure that the work load is shared, equitable and accountable

Acceptance of Reports: Moved Clare Beer, 2nd Colleen Ludbrook. Carried

Business arising from previous meeting/general business:

1. Evaluation of face-to-face play with COVIDSafe Plan: Continue as previously directed. Two Sanitizer dispensers have been placed at each table to use as needed. Michelle Christopher (alerted to the Club’s need by Maureen Christopher) has donated fifty dispensers to the Ballarat Bridge Club. Moved Leigh Dunne, 2nd Annette Pearce, ‘That

Michelle be thanked for the generous donation that supports the Ballarat Bridge Club's goal of providing a safe face-to-face play environment'. Carried

2. Commemorative plaque for Anne Smail: see Reports: Ian Gunn
3. Recommencement of lessons Saturday 18th March 2023, 10.00 am – 12.00 noon. \$25.00/ person. 10 sessions
4. Ballarat Bendigo Ashes: Now 22nd April 2023 (note this is a date change)
5. Annual membership subscriptions: Current financial members noted
6. Lease for building: 17 d Ballarat Bridge Club Draft Lease (3 x 5 year terms); reduced yearly rental from \$800 to \$305 per annum
Meeting with Micheal Hynes and Nicholas Venville, Property Officer Friday 17th February (Anne Beck and Kaye McFarlane)
Moved Kaye McFarlane, 2nd Leigh Dunne 'That the Cub accept the lease offered b the City of Ballarat with 3x5 year terms' Carried
7. 27/02/2023 Andrew Slutzkin: "In response to the VBA email of 22/2/23, what action is your club choosing?
 - a. Our club will consider (possibly in collaboration with other clubs) making a nomination to the BVOC, or
 - b. Our club wants more information from the VBA regarding the role, responsibility and autonomy of the proposed BVOC.

Moved Bruce Morley, 2nd Annette Pearce, 'That the Ballarat Bridge Club Committee is unable to make suggestions regarding membership BOC and role of Victorian Bridge Association at this time'. Carried

8. 24/02/23 Australian Bridge Federation has set up an Online Bridge Committee to investigate all aspects of online bridge. Reminder to complete survey 'No action to be taken with the information the Committee has'. Moved Kaye McFarlane, 2nd Clare Beer. Carried

New Business:

Business for next meeting:

Next meeting: Monday 3rd April, 10.00 am

Meeting closed: 12.10 pm