



P.O. Box 45, Brooklyn NSW 2083, ABN 36 998 673 223
www.brooklynmooringcooperative.com.au

AGM Meeting Minutes 2022

Sunday 27th November

- 1. Meeting opened by the Chair Gerard Putt at 10.15 with a welcome and acknowledgement of country.**
- 2. Directors in attendance:**
 - Gerard Putt, Vanessa O’Keefe, Marina Garvey, Steve Bruggeman, Martin Lloyd, Jodie Theissen, Felicity Brownrigg
- 3. Apologies:** David Noakes, Kylie Burke, Chabella Torres, Jill McDiarmid, Paul and June Savage, Jane and Jimmy Jaggs, Fiona Mullen, Mark Fellowes, Sue and Tony Merricks, Harry Recher, David Pakes, Boydens, Bill and Georgia Lynn Robinson, Judith Doyle, Tom and Seamus Garvey
- 4. Members in attendance:** list attached
- 5. Adoption of 2021 AGM Minutes:**
 - Minutes confirmed subject to amendment to correct Derick Leslie and Bob Brownrigg in attendance – proposed by Quentin Strauli and seconded by Michelle Rumsey.
- 6. Business Arising from 2021 AGM Minutes:**
 - Pat Woolley drew attention to errors regarding the correct spelling of members names asked that more care over proof reading be taken. This was noted and accepted.
 - Pat Woolley raised issue of slip hazards and proposed a hand rail be installed. Chair deferred discussion to ‘other business’.
- 7. Chair’s Report:**
 - The chair noted that over the course of the year the facility has been well utilised but was never over committed.

- The current number on the waiting list stands at 161.
- After a prolonged period of communication with the Department of Lands a formal licence has finally been issued that rectifies an issue that resulted from an omission by the licensing authority back in 2008.
- This year several major weather events have caused inconvenience and been hazardous. The buildup of floating debris has added to the wear and tear on the facility and the maintenance required.
- Looking to the future – the wooden decked pontoons are going to need replacement soon and as such the Board has started the process of costing this major upgrade.
- Parking remains an ongoing issue of concern – to date the board has made several representations to HSC on behalf of our members and will continue to advocate strongly as needed.
- A first draft of the new rules were sent out to the membership on 23/11 as part of the consultation process. To date they have undergone one round of legal review but as yet have not come before the Board for a formal review – we anticipate this will occur soon.
- Administration of the CCTV and updating the BMC website are areas that still need attention. Access to footage is not as easy as it could be and the system needs re-booting after each power outage.

8. Treasurer's report

- Financial reports have been sent out to the membership. Highlights to June 30 2022:
 - o Income just under \$63,000 (from annual levies)
 - o Expenditure just over \$44,000
 - o In the bank at 1 July just under \$158,000, including term deposits
- While the new licence provides greater certainty, it nevertheless comes at a cost and as such the annual licence fee has risen significantly.
- This year has seen a reduction in the expenditure for repairs and this is largely due to the upgraded facility.

9. Election of Auditors

- Our current auditor is Kes Moodley. Steve Bruggemann suggested that Kes continue for 2022/23 financial year. The motion proposed by Jessica Rayner and seconded by Quentin Strauli was carried.

10. 2023 Annual Levy

- The levy is derived from a formula that can be viewed on the website and takes into account expenditure on maintenance over the past five years and future expenses.
- The Board suggested a levy of \$600 payable by the 31st March 2023 and \$700 if paid after this date. Proposed by Steve Bruggemann, seconded by Kath Merrick, and carried unanimously.

11. Election of Directors

- The following nominations for vacant positions was received: Steve Bruggemann, Sashe Fischer, Tim Irwin, Vanessa O’Keefe, Jodi Thiessen
- Each of the nominees briefly introduced themselves.
- A vote by members resulted in Steve Bruggemann, Vanessa O’Keefe and Sashe Fischer being elected.

12. Director’s Remuneration

- To date directors have their fees waived for each year in lieu of their service – Quentin Strauli proposed this continue and this was seconded by Pat Woolley. The motion was carried.

13. 2023 Key Day

- Sunday March 5th 2023

14. Maintenance Report

- This year has been comparatively quiet in terms of major maintenance issues. The gate locks and mooring arms have required repair. Lights have fused and needed to be restarted. Bill Brady has been employed to rectify damaged mooring arms and other minor pontoon issues.
- As already noted by the chair, significant weather events have called for the clearing of flood debris that has built up around the pontoons.
- We have commenced the process of costing the replacement of the aging pontoons.
- Pat Woolie raised the issue of a non-slip surface and also requested that railings would also add to the safety of the facility. The Board agreed that these are sensible improvements to make.

15. Secretary’s Report

- This year has been marked by significant movement and to this effect we have:
 - o 10 new members - a big welcome to Di Robertson, David Noakes & Kylie Burke, Andrew and Nerina Knight, Matt Johnson, Trevor Kanaley, Seamus Garvey, Neil Garnsey, Tammy Cain, the Persons and the Camerons.
 - o Another 4 offers have been made
 - o 2 more offers will be made in the coming week or two once we finalise the share transfers from resigning members.
- Assignments – currently stand at 25 and we are happy to consider more
- Waiting list – 161 (ouch) – 20 since last AGM but given movement at the top it is a little shorter than last year’s peak of 165.
- 9 ‘in abeyance’
- Licence update – success, after 2 years + of wrangling our licence now reflects our facility and approvals. That’s the good news. The bad news is that the Crown Lands fees have also been updated significantly. Annual fees are now ~\$12,188 and we paid one-off \$10,000 security deposit.

16. Other Business:

- **BMC response to Brooklyn Parking issue** – VOK presented an overview of the consultation that has occurred to date and despite the anxiety created by this issue encouraged ongoing engagement with the process. All the submissions have now been lodged with Council.
 - Ray Toman made the comment that the parking issue will only be solved by the river communities themselves and as such a strong river committee needed.
 - Pat Woolley suggested that the river communities form their own LGA.
 - Wendy McMurdo responded that a ‘do nothing option’ should remain until a viable alternative is tabled and pointed out the unfeasibility of forming an LGA due to the lack of income.
- **Rules update** – A draft is now available and has been sent to members – need to be approved by the membership at a special meeting before being approved by Fair Trading and registered. VOK explained that draft looks quite different, but that this is a function of the new ‘model’ rules under the Cooperative National Law. The main substantive changes are: 1) to clarify the joint membership provisions (2 max and can be altered on application), and 2) Inclusion of an ability for the Board to make policies in relation to specific rules. This allows for the rules to be more flexible without having to go back and forth with Fair Trading. Policies would have to be published on the website.
 - VOK questioned should the rules allow for proxy votes. Members had mixed views about this
 - Pat Woolley queried the level of transparency of members and that directors qualification be communicated.
 - There was a request that the draft rules be resent to members without the track changes.
- Jo Karcz requested that the toilets remain unlocked – the Board agreed to communicate this to Council.
- Non slip tape – for the most part has worked well but will need to look at it further – hand rails are a useful idea to look into.
- Tim Irwin asked that the renewal of the pontoons be brought forward and that the retrograde policy of maintaining significant funds in account be reconsidered This was endorsed by J Karcz who also asked that we investigate a stronger fix for the damaged mooring arms.
- David Miles again raised concerns about the validity of insurance for structures below the mean high water mark and asked the Board to investigate what our insurance covers. Steve Bruggemann agreed to look into this when the renewal of the BMC’s insurance takes place.

Meeting closed 11.55

Members in attendance

BMC - AGM 2022 - SIGN IN		
NAME	SIGNATURE	LOCATION
Morna Gortey	M. Gortey	Dangar Is.
Felicity Browning	F. Browning	Wobby
STEVE BRUGEMAN	Steve Bruggeman	Wobby
MINDY HOWD		Dangar Is.
Vicki Worthington		Dangar Is.
Stuart Allen	Stuart Allen	Dangar Is.
Trevor Hanley	T. Hanley	Dangar Is.
Jean Thiessen	Jean Thiessen	Dangar Is.
BOB BROWNRIGG	Bob Brownrigg	Wobby
Stuart Allen		Dangar Heights
PAT WOOLLEY	Pat Woolley	Wobby
W. Wehler	W. Wehler	Dangar
RAJ TOMAS	Raj Tomas	Dangar Is.
TIM IRWIN	Tim Irwin	Wobby
JENNIFER TURNER	Jennifer Turner	DANGAR
JANNE KAREZ	Janne Karez	DANGAR
BRONIE KAREZ	Bronie Karez	DANGAR
JANE DRUMMOND	Jane Drummond	DANGAR
Jessica Rayne	Jessica Rayne	Dangar
Amy Pitt	Amy Pitt	DANGAR
Wendy McMurdo	Wendy McMurdo	"
Michele Kousz/pedley	Michele Kousz/pedley	Dangar
QUENTIN STRAWI	Quentin Strawi	COGRA BAY
Nemke / Storch	Nemke / Storch	Dangar Is.