



Minutes for the CYC AGM held on 15 MARCH 2025

In attendance

1 Welcome & Apologies

Adrian Gibbons, The Commodore, opened the meeting at 11.02 and welcomed everyone to the Clubhouse.

Dan Gascoyne (Hon Sec) read out a list of apologies and invited people to provide any that were missing, as follows:

Colin Spikesley

Jane Long

Bruce Long

Sue Gascoyne

Mike Hare

Oonie Werngren

Iain Werngren

Duncan Nicholson

Anne Nicholson

Carol Eldridge

Marita Wackett

Jane Sommerville

Jermey Newman

Graham Chasney

Diane Glanville

Mike Oldfield

Allan lee

Robin Impey

Frances Coupland

Jeff Gil

2 Remembering the departed

Muriel Cryer

Michael Lewis-Evans

Jean Robinson

John Partridge

Trevor Gladwin

3 Minutes of the 2024 AGM

AG went through minutes from 16 March 2024. The minutes were approved by a show of hands.

4 Commodore's Review of 2024/25

AG talked to the commodore's report previously circulated. Noteworthy achievements included RYA recognition as Club of the Year. He noted that it had been a good year of sailing and gave thanks to the 2024/25 main committee.

5 AGM Reports

As treasurer WM outlined the **Treasurer's Report** in the broader context of club achievements. Active membership, with over 230 of our c.380 members involved in regular on the water activity. More than 200 new members recruited in the last 5 years and hoping we can continue to increase the membership.



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The club organised and ran over 50 races with 43 eligible boats in the main fleet, 23 in the cruising fleet, facilitating more than 4000 crew racing hours on the water. There were also 5 cruises averaging 11 boats per cruise. Sonata racing has also been very positive. Eastern Nationals this year.

29 people have gained RYA qualifications through CYC over the year and brings in younger members too

Volunteer hours – at least 2000 hours over the year would cost £100k plus if we had to pay for it; looking forward to the volunteers evening on 19 March

Hospitality continues to be a struggle; squeezed between member expectations of affordability but still 48 club events catered for and 44 external events too. Club events tend to lose money. Break-even point of 35/40 people to make events viable.

The club also held bigger events I- Fireworks and Regatta and supported several charitable causes in the community. These cost the club money but hopefully fulfil the function of CYC being seen as a community asset.

So, the numbers are quite heartening and say positive things about the outcomes the club achieves beyond the financial analysis.

Engaging with the membership, boosting membership and improving margins all important

Robin Page – submitted **the Sailing Committee Report**

Bob Richardson spoke to the **Boatyard Report** and acknowledged Pat Tanner's important contribution. He specifically mentioned

- significant work undertaken to remove foliage and repair the fence on Lime Street and protect the Nissen Hut; saved £4000 compared to the quoted costs
- Issues with transportation of keel boas; nonetheless the boatyard is full and functioning but recognise the inconvenience to some members
- tractor is now owned by the club and available to members for a small fee
- Jetty is in serviceable condition and will be working fine for the summer

These reports were all noted by members.

6 Financial Reports

- Approval of the 2024 Accounts
- Examiners Report
- Resolution to appoint examiners for the 2025 year was agreed and approved.



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AG presented the accounts – summary ‘average year’. Bottom line £5375 loss due to charging £21,906 depreciation, however the club maintained a positive cashflow of just over £16,000 which is the amount by which income exceeded expenditure.

Overall, the club is not putting enough money aside to replace the assets, which has been the position for several years. We have never been able to do that, and any losses come from our retained reserves.

Clubhouse needs substantial amount of money spending on it.

We had intended to take the **jetty** out and fully repair but the work would have cost £20,000; instead, some interim repairs were completed which dealt with the immediate issue, but it is our ambition to remove the jetty and repair fully.

Subscriptions have held up well; slight increase in membership and inflationary increase, but they do not cover the £77k costs of running the club. Everything else for example, the boatyard should be a bonus but in effect the commercial income subsidises our overheads.

Dinghy rack income has gone down due to water taxi and restrictions on the part of the Harbour re. mooring to the jetty

Performance of **bar and catering** is down to the decisions of the main committee, including opening hours. These areas have lost money and pulled down gross margins albeit on catering it is around 50%. Bar margin (at 38%) should be closer to 60%; gross margins and energy costs, especially operating the cellar, make it very hard.

Happy hour promotions did not improve profit margin, and the 10% discount for members also impacts this. The club is keen to stay competitive against local venues.

Wages with on-costs are around £13-14 /hour so money is made on events

Training on Sonatas and RIBs

- Haven't had a rib for half a year so PB training has lost money this year
- On Sonatas; quite a lot of money spent on outboards etc
- Instructor recruitment drive last year and CYC funded some of that.
- Training costs bring benefits to the club

Crow's Nest rental performs quite well and slightly below commercial rates due to location and noise issues.

Cadet Week is one of the most profitable things we do. Profit up but also costs. It continues to be oversubscribed and feedback is always excellent.

Sundry income is partly firework costs and brings in significant income too.



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P&L account shows the year has been average; need to sort pricing etc but less of a loss on paper compared to last year.

AG responded to some of the specific questions he had received in writing including questions about salary costs - other questions had been covered in his presentation.

He noted that the clubhouse is owned by CYC Ltd; technically leased and don't pay a lease so any improvements are technically leasehold improvements.

AG explained the creditors and debtors and how everything has been accounted for.

Questions

Sharon Garcia-Vince asked about external events and catering costs – what is the income from external events overall? AG all income and costs from events are in the catering heading. Could separate it out. BM added that it's difficult to estimate costs in advance, particularly due to uncertain numbers for club events

Roy Gransbury commented that golf clubs use high subscriptions to offset bar prices, Pauline Frost notes that golf clubs also struggling.

Chris Pavely noted that external function margins are quite thin but provide a small net profit

Paul Barrel asked about the terms of the BCRC affiliation deal with CYC and Adrian confirmed associate membership with Brightlingsea Coastal Rowing Club including a modest affiliation fee and use of the clubhouse facilities. An event was being held on 16 March. Affiliation fee is in the sundry income

The accounts were duly APPROVED by a show of hands.

The examiners' report was received and the Commodore noted the Main Committee's thanks to Dave and Mike for their work. It was agreed to appoint Dave Atkinson and Mike Hare again as examiners next year.

7 Presentation of the Spring Members Survey results

DG presented some feedback on the members' survey and the issues and concerns of members.

8 Discussion on the future of the club house and facilities

CW talked about some of the issues and the opportunity to include new toilets upstairs; recognising that to fully resolve the issues with the toilets downstairs would probably cost anything up to £100k. Other changes upstairs would enable the restaurant area to be more readily hired out

Would still need access to the bar / would we need to maintain a degree of separation. A question was asked about the business case for borrowing money and



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AG responded that initial modelling would suggest one or two additional events at £500 per booking, per month, would cover the cost of the loan. Some benchmarking had taken place. The negative issue with the clubhouse (for corporate clients) is its limited parking facilities and the fact that Brightlingsea lacks a railway station.

AG – question is, do we do something or nothing?

Ray Frost commented that disabled access would be very important for commercial clients and a lift on the end of the building might be a solution but could be expensive.

There was a general view that, before working on the motion; greater clarity would be needed on what the money would be used for i.e. better to have detailed plans in place before asking permission for £25k loan.

AG mentioned **Bateman's Tower** due to concerns about the level of dampness from a recent TDC inspection that could ultimately lead to legal proceedings for them to retain control of Batemans and send us a bill for the improvement works if we do not comply with the terms of the [full repairing] lease.

Judith Gibbons noted that she is aware of that a number of people would have had wakes in the clubhouse if access better.

A question was asked about whether we ask why people are giving up their membership i.e. is the quality of shore-based facilities a reason for struggling with retention? BM responded that often people don't let the club that they are leaving, let alone explain why, but it is typically due to age / ability to sail or lack of opportunity to visit the club and use it facilities.

Roy Gransby suggested that the Main Committee consider changing bank given Barclays was charging for cash deposits over £20k

Pauline Frost felt that the Bateman's Tower issues may need to be dealt with before borrowing money for wider improvements.

Robin Page asked whether the motion could be amended and it was confirmed that that would not be possible if it led to material change in the meaning of the motion.

Jenny Collins made a point that short term memberships are mostly due to training members; many of whom not local so naturally more difficult to retain them as members

There was discussion about the extent to which showers are utilised, the suggestion being that these may not be as important as they have been in the past.



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7 Motions received

The motion received from the Main Committee was formally withdrawn by the Commodore.

8 Discussion Items Filed by Members

No Discussion items had been filed by the membership

There followed an informal discussion about longer term options for the club; we will need to face the bigger issues at some point . Over the next year need some ideas and suggestions about the future. Doing nothing is not an option.

9 Election of Officers and Main Committee Members.

The following nominations were received and all were duly voted in with 67 votes cast in total:

- President – Adrian Gibbons
- Vice President – Jane Long
- Vice President & Admiral – Colin Willett
- Commodore – Simon Hodgkinson
- Vice Commodore – Dan Gascoyne
- Rear Commodore Sailing – Robin Page
- Hon Secretary – William Miller
- Hon Treasurer – Adrian Gibbons
- Committee Member – Tom Long
- Committee Member – Alix Sheppard
- Committee Member – Bob Richardson
- Committee Member – Susan Westwood
- Committee Member – Sharon Garcia-Vince
- Committee Member – Paul Barrell
- Committee Member – Peter Coupland

10 AOB

Simon outlined his vision for the club's positive future and also noted that he and DG both work full time, so will rely on the support of the main committee and new members to fulfil their roles.

The meeting closed at 12.55