

Kerikeri Cruising Club (KCC) Marina Committee Minutes

Meeting Tuesday 18 September 2023 at the Kerikeri Cruising Club clubhouse, 346 Opito Bay Road, Kerikeri The meeting commenced at 6.00pm

P Woods (Chair), R Dempster (Deputy Chair), M Lucas, M Carere

M MacDiarmid, M Turner (attending)

1 Apologies

D Brock, P Pedersen, M Simpson,

Resolution	That the apologies above be accepted. Proposed R Dempster/Seconded P Woods: Carried
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2 Confirmation of Minutes

Resolution	That the minutes of the 8 August 2023 meeting of the Marina Committee be accepted. Proposed P Woods/Seconded M Lucas: Carried
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3 Health & Safety

5 Health & Safety meetings held since the previous committee meeting.

Hazard Register: Getting out of the water if you fall in. Swim to nearest launch & use the boarding platform.

Job Risk Assessments being undertaken for each new task.

4 Marina Maintenance & Refurbishment

4.1 Finger Through Rods, Walers & Corner Fames

A summary of the work on this project to date with recommendations & some issues for discussion had been circulated prior to the meeting. Committee to give feedback in advance so that final recommendation can be made for the October meeting & then flow through the Club's approval process for implementation. Specific questions for research: Impact of Nylonuts on rolled thread/will galvanised thread not covered by nut need corrosion protection so they can be tightened over (say) the next 20 years? Is thermal arc spray an alternative to galvanising or stainless corner frames? Mooring cleat bolts, is stainless steel the best option?

4.2 Pile Replacement & T-head refurbishment

Questions for Engineers:

What savings if the two projects are run as one?

What additional costs if seabed analysis & pile specification is included in project?

Future proofing: pile dimensions, embedment?

Why is seabed testing required on existing site?

4.3 E Pier Tenders

Tender have been invited.

5 Matters Arising

5.1 Reclamation Title

LINZ has proposed a second valuer. Proposal will be considered at the General Committee meeting 19 September 2023.

5.2 Addendum to Condition Report

KCC Marina Trust approval for addendum – what status?

6 Correspondence

D Corbett – respond thank you for suggestion, aligned with one of the ideas being developed.

B Morgan – extending fingers not a priority, the finger lengths weren't altered when the marina was reconfigured. When the marina was originally built, licensees were given the option to have a full finger at their additional cost.

T Browne – requesting permission to occupy his marina berth with a vessel owned by a corporate entity (where he & his spouse are directors, trustees or beneficiaries).

Resolution	That T Browne may apply for Zindabar to occupy the T & N Browne's licenced berth as the "Named Boat" even if the vessel is owned by a 'corporate' entity e.g. a trust. Proposed R Dempster/Seconded M Carere: Carried
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In the future, the Browne's may be called on to prove the vessel's ownership still aligns with the Club's berth licence & rules & that the beneficiaries of any trust or shareholders in a company have not changed.

J Bliss – Wants to donate Torres for the purpose of sale & funds to go towards the marina refurbishment account.

Resolution	That a "Deed of Gift" for the Kerikeri Cruising Club to receive the proceeds from the sale of Torres for the benefit of the Club's marina refurbishment account be drafted. Proposed P Woods/Seconded M Lucas: Carried
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7 Financial

Resolution	That the invoices as circulated be approved for payment. Proposed P Woods/Seconded R Dempster: Carried
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Resolution	That the P&L report as circulated be approved. Proposed P Woods/Seconded M Carere: Carried
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8 Licence Transfers

Resolution	That a recommendation be made to the KCC General Committee that the licence transfer for A42 (10m) from Sarah Lowndes to Stuart & Joanne Cheeseman Be approved (signed & sealed) by the Club, subject to receipt of completed
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	paperwork. Proposed P Woods/Seconded M Carere: Carried
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9 General Business

9.1 Funding Options

Funding Options had been circulated to the Marina Committee prior to the meeting.

Does the Marina Committee support funding Option #1?

The basis of this idea is that the Marina Manager would determine an annually required refurbishment contribution, based on berth size, required to be provided by BLHs to support a long-term refurbishment plan. This would constitute the refurbishment component of the annual fees with an equivalent sum added to the berth Maximum Transfer Price (MTP) to recognise the investment in the future of the marina that the Refurb Fund provides.

Resolution	That the Marina Committee supports Funding Option #1 (as described above) in principle. Proposed M Lucas/Seconded P Woods: Carried
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The Committee discussed the pros & cons of a flat fee or length-based calculation. Once final refurbishment budgets are known a length-based calculation was preferred.

Resolution	That \$1,000/year be added to the refurbishment contribution for each berth licence (invoiced in 2 instalments) as interim measure until longer term cash flow plan is resolved & \$1,000/year added to each berth licence Maximum Transfer Price (MTP adjustments to be made twice a year). Proposed M Lucas/Seconded R Dempster: Carried
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Does the Marina Committee support funding Option #2?

The basis of this idea is a levy on in-coming new /licensees/entrants off the waiting list as a berth length-based fee to contribute to the Refurbishment Fund.

Resolution	That the Marina Committee supports charging a levy on in-coming new /licensees/entrants off the waiting list as a berth length-based fee to contribute to the Refurbishment Fund. Proposed M Lucas/Seconded P Woods: Carried
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Resolution	That the Marina Committee supports charging a levy on in-coming new /licensees/entrants off the waiting list as a berth length-based fee to contribute to the Refurbishment Fund set at the rate of 20% of the current maximum transfer prices. Proposed M Lucas/Seconded R Dempster: Carried
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Does the Marina Committee support funding Option #4?

The basis of this idea is that we would increase the berth licence transfer fee from the current flat rate of \$1200, payable by the vendor, to \$2000 to be credited to the operating admin account and payable by the buyer.

Resolution	That the Marina Committee supports increasing the berth licence transfer fee from the current flat rate of \$1200, payable by the vendor, to \$2,000 to be credited to the marina operating account and payable by the buyer. Proposed M Lucas/Seconded M Carere: Carried
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Idea #4 would not apply to family/estate licence assignments or licence swaps.

Ideas to be sent to the General Committee for discussion at the October meeting.

9.2 Berth Rental Prices

Proposed daily & monthly berth rental rates had been circulated prior to the meeting.

Berth Size	Daily Members Rate		Monthly Members Rate		Monthly Non-Members Rate	
	Recommendation	Current	Recommendation	Current	Recommendation	Current
10	\$36	\$ 26.00	\$ 629	\$ 456.00	\$ 750.00	\$ 650.00
12	\$41	\$ 30.00	\$ 696	\$ 504.00	\$ 850.00	\$ 750.00
14	\$50	\$ 36.00	\$ 911	\$ 660.00	\$ 950.00	\$ 850.00
16	\$61	\$ 44.00	\$ 994	\$ 720.00	\$ 1,050.00	\$ 950.00
18	\$68	\$ 49.00	\$ 1,159	\$ 840.00	\$ 1,250.00	\$ 1,050.00
20	\$77	\$ 56.00	\$ 1,408	\$ 1,020.00	\$ 1,450.00	\$ 1,250.00
25	\$98	\$ 71.00	\$ 1,987	\$ 1,440.00	\$ 2,150.00	\$ 1,700.00

Notes & assumptions

1. No justification for charging a refurbishment contribution as part of berth rental as there is no mechanism for transfer to the refurbishment accounts.
2. No requirement to directly link berth rental rates or rate increases to annual fees or fees increases.
3. Berth rental is a balance between : competitive rates, affordable berth rental rates & "return" to licensees who have their berths available for casual renting & who are paying increased annual fees.
4. With these rental rate increases for a 12m berth the estimated payout to berth licence holders would be \$960 once annual fees are accounted for. This is less than the \$1,407 payout the previous year.
5. Non-member monthly rates will be set at "member rates +", where "+" a sum that keeps the rental rates competitive at the same time as significantly more than for Club members

Resolution	That the berth rental rates be adopted & implemented as of 1 November 2023, subject to General Committee approval. Proposed R Dempster/Seconded M Carere: Carried
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9.3 Marina Matters

Has been forwarded to the General Committee & is due for distribution Wednesday 20 September.

9.4 AGM

What is needed for Berth Licence Holders AGM?

P Woods, R Dempster not able to attend

Check D Smith attendance & obtain Treasurer's statement if not attending.

M MacDiarmid will present the budget

Audit financial report will be circulated as soon as received.

Meeting closed 9.15pm