



NAMBUCCA HEADS BOWLING & RECREATION CLUB LTD

CHAIRMANS REPORT JULY 2023

For the Information of Members on Behalf of the Board of Directors

As members will know the Club has been undertaking some fairly serious repairs and maintenance over the last few months. These repairs have been undertaken using the Club's cash reserves. Material items include the following:

Roof

The previous Board had sought quotes to undertake roof repairs yet had not proceeded to the phase of approving the works. In late October it was resolved to obtain updated quotes. Through the quoting phase it was identified that the roof had received hail damage and possibly from multiple events. Subsequently the Club approached our brokers about lodging a claim with our insurers, CGU.

The Board resolved that the poor condition of the roof was a hazard to both our assets and the safety of our members guests and employees and hence appointed Zenith Roofing to undertake replacement as soon as possible. At that stage our insurers had not given the go ahead but the works were deemed urgent. Shortly after commencing the following issues were identified:

- The Insurer's would not accept a storm damage claim
- The roof was not up to Australian standards and required new wiring, underlays, etc.
- Asbestos was identified and required removal
- All guttering and downpipes are in material disrepair; and,
- The air conditioners are in such a bad state, through lack of maintenance and deterioration that even with minor repairs they will be required to be replaced in 3 years at significant cost.

Also, members may be aware that in early December 2022 we had a further storm damage event where the Club's office, front foyer and Bowls office were all inundated. This resulted in loss of computer hardware some paper files, furniture damage. Water and mould removal from the Club's carpets and also the back storeroom was required. Greg Hodge came in several times at short notice to assist and Peter Bignell spent material time ensuring our electrical wiring was safe.

CGU's loss adjusters report stated that no claim should be paid. We appointed our own loss adjusters who have submitted an extensive report for not just the roof but also internal damage sustained while the roof was not repaired. We are yet to be advised if CGU will accept any or all of this report.

Bistro

After our previous caterers resigned the Board resolved to bring the catering operations of the Club inhouse. This required some repairs in the kitchen. What seemed straightforward soon became an ongoing saga as one repair led to significantly more being required.

Repairs and replacements included: the dishwasher and plumbing works to the grease trap; the exhaust fan required a complete refit to bring it up to Australian standard; the kitchen floor was in such poor condition it required resurfacing; re-painting the walls and ceiling amongst others.

Bar

As you will appreciate replacing the bar floor was the first of many works undertaken – however once work commenced the condition of the floor had degraded so badly that damp had worked its way down almost 30cm into the concrete. Before any surface could be laid this needed to be addressed. New taps have been ordered and a facelift and increased operational capacity is underway.

Function Room

The back function room was once the pride of the Bowls Club. However, through the maintenance issues identified above the room fell into such disrepair it had become a storage area. Mould in the walls and flooring resulted in “that smell” that emanated near the back bathrooms. This room has been gutted, re-carpeted and painted. New air conditioners will go in shortly as the old ones were in that poor a condition they were deemed hazardous. It is now a wonderful dining space again.

Rental Property

Many thanks firstly to a big team that helped bring the condition of the Rental Property to a suitable standard that we could hire the property at a rate that was commercial. The property received new interior walls, painting, sealing of windows and doors, new decking and the gardens. We are happy to announce we have tenants and look forward to them enjoying quiet use of the property.

Insurance

The Club has been working with its insurer on the above and other matters. However, this has resulted in a substantial increase to the cost of its insurance policies. The 2022-2023 policies cost in the vicinity of \$96,000 and for the 2023-2024 year this increased to north of \$144,000. No other insurer expressed an interest in offering a policy to the Club for this financial year. Further, during the renewal process the Club’s major asset protection insurer CGU has advised that they will not be renewing the Club’s insurance policies for the 2024-2025 year. The Club’s insurance broker, BCIB, have advised they will search the market for an insurer, however, it will be difficult as Insurance companies have been exiting the Club market for many reasons. This will leave the Club in a position where to have coverage it may be required to accept both price and conditions that any potential insurer may place on the Club.

Trade

It would be remiss of the Board if we do not mention some of the positive aspects that are forthcoming as well. We have an active social committee now that are planning functions and events. A key one being a Community Expo on the 20th August open to organisations and associations within the Valley. Our Green space is being utilised by family groups and with the installation of a children’s playground will be the only flat family friendly green space at any venue in Nambucca. We have new competitive Bowls events in the works, the first of which is the Womens’ Triples this weekend and the Pelican Pots of Gold in November. We have had several charity bowls events with our most recent being the Family of League and Dementia Australia day on Saturday, with many others in the works. This is all resulting in the Bowls Club being the place to be seen in Nambucca.

Kenneth Rostron

Chairperson

For and On behalf of the Board of

Nambucca Heads Bowling & Recreation Club Ltd