

Meeting held at Bull Bay Golf Club Limited on Monday 20th October 2025 at 17.30

Attending: Charles Jones, (CCJ), Nicky Mackenzie, (NM), Mark Smith, (MS), Steve Bebbington, (SB)

Apologies: Ian Norgain, (IN), Jon Bingham, (JB)

1. Governance.

Following recent receipt of material from Wales Golf on this matter, detail was circulated for review by the directors. This coincided with the receipt of a piece of work from member Trevor Smith, who has done a great deal of research into Business Continuity and the need for plans and systems to be put in place. Thanks go to Trevor for his contribution on this subject which will now be explored and implemented in due course. Directors were also asked to review their understanding of Directors duties in advance of next meeting.

2. Finance.

SB provided an update to directors on recent activities. Recently CCJ / NM / SB visited the clubs accountants. This was primarily to seek their input in the short term following the departure of our administration manager and which they were happy to provide.

We are now approaching the quarter end (31/10/2025) and where it is hoped that the resulting performance figures are not too dissimilar from those produced in Q1, especially given the good summer we have had. Bank position is strong as we go into the leaner winter months and where our reduced bar and shop hours will place less strain on the clubs finances.

In addition to receiving monthly management accounts for our bar we now also receive similar information around greens and its related costs. Green fees for the 6 months to 30th September 2025 have amounted to £131,986. To put this in perspective this is only £16,000 short of our entire years green fee income for 2024/2025 but £18,000 more than the 12 months to April 2024. This is a fantastic performance and testament to the hard work of our staff. Interestingly our income from green fees was down in August by as much as £7,000 compared to the two previous months which is largely down to Open Week. A team is presently looking at our Open Week proposition to try and see what we can do better in this area.

2024 was a difficult year in terms of reducing wage costs and we are now starting to see some sustained improvements. Our current YTD wage bill is £11,213 lower than at the same point last year and it is anticipated that this will improve further during the winter months. Finally, our existing ball dispenser is now out of commission. The initial provider of this equipment has not come up with an attractive proposal and as such we have taken steps to source a new machine. Progress in this regard is expected shortly.

3. Greens.

Following the resignation of Jason Woods / Colin Stanley / Mark Smith from our Greens Committee responsibility has now been picked up by Angus Mackenzie / Trevor Smith / John Jones. The directors again wish to place on record their thanks to the previous team and also acknowledge the work now being done to prepare the course for the winter months. There is the recurring

theme of drainage to consider as well as buggy accessibility over the coming months and work has already started on both these items to find acceptable solutions.

4. House committee.

CCJ advised that the winter hours proposal had now been finalised for bar and shop and these would be published over the coming weeks. A recent meeting was due to take place but was postponed as focus was needed to help Elen Hughes our caterer to settle in. CCJ went on to say that feedback to date has been extremely positive and members are actively encouraged to come and support Elen at the Club.

5. Staff.

Our administration manager, Nikki Hilton left the employment of the club on 10th October 2025. The directors have placed an advert to find a replacement, and which has received no less than 33 applications. A shortlist of 5 applicants has been drawn up, and candidates will be interviewed for the position on Friday 31st October 2025 Staff have raised the subject of having a Christmas party. CCJ will speak with those wishing to be involved with the organisation to assist where possible.

6. Sponsorship.

Two new sponsors have now been secured from which the revenue will be used to cover the cost of design and production of club scorecards. These are now in production and should be received by the end of November 2025. The first tee now has its own tee sign which also includes one of our sponsors, Ovaglas. Work is being done to gain further sponsors for other holes on the course and members are encouraged to come forward if they are interested in taking this up

7. Juniors.

Rooms in the outbuildings have recently been cleared out by the Fabric Committee. Whilst the Greens staff intend to move back into the facility they once occupied, our Junior Co-Ordinator Johnjo Roberts has asked if one of the other rooms can be used as a junior's putting area. This has been agreed.

8. Shell pipeline.

MS has been liaising with solicitors and the agents acting for Shell on this matter. The latest discussion gained a commitment and understanding from Shell that they will not be released from their liability. At the same time MS has been able to secure some compensation for the club whilst the work, due to start on 28th October, is carried out. This matter is now approaching a conclusion.

9. Fabric committee.

Work was due to take place to repair the driveway on recent days. This has not yet been possible due to inclement weather. Thanks are given to Phil Jones for his work in erecting the new 1st tee sign.

10. Presidents working group.

SB advised that he had now received a detailed report from this group with proposals on how we can both retain and attract members. This is a very positive and thoughtful piece of work, and subject to discussions in the near future it is hoped to circulate a proposal to the membership.

11. Electronic screens.

These are due for delivery at the club on 5th November and installed a day later. The lounge will see 3 screens installed, one of which will be a touchscreen. Keep a look out for these in operation when at the club.

12. Open week review.

As IN was absent this was diarised on for the next meeting.

13.New 2 Golf.

Women in Golf Charter. The Club has now achieved bronze status through Wales Golf which is a great start and a great achievement. Wales Golf provided the grant to allow toilets to be purchased for use on the course, one of which is now operational. There is still more to be done here and NM will continue to drive this for us to achieve Gold status

14.Marketing.

This continues to be a topic of discussion, and which has also been discussed by the working group (see point 10 above). Some good work has been done by staff to date, and which is acknowledged. The directors are also considering marketing experience as part of the current recruitment exercise.

15.Chairs / President.

Last year saw the invitation of various section chairs and president to a small number of meetings. IT was agreed that this should continue.

As there was no AOB, NM closed the meeting at 19.25