

# Board meeting held at Bull Bay Golf Club Wednesday 28th May 2025 at 17.30

**In attendance: Nicky MacKenzie (NM), Ian Norgain (IN), Mark Smith, (MS), Jon Bingham (JB), Charles Jones, (CCJ), Steve Bebbington (SB)**

## **1. Finance update.**

We have recently received the quarter end management accounts for the period to 30th April 2025, which also represents our financial year end. These are not the final company accounts.

**Membership subscriptions** are up £4,408 on prior year but this is largely due to increased fees rather than actual membership numbers which have been relatively stable.

**Green fees** are up £34,569 on prior year, an increase of £32.9% to £148,295. The directors recognise that the consistent collection of fees combined with the excellent presentation of the course, as well as word of mouth have contributed to this.

**Driving range** income for the year was £6,636, equivalent to 7.49 full memberships - a great return in year 1.

**Bar income** was down £25,053 on prior year and whilst the revenues for the period Nov 24 - Jan 25 were poor, this trend has continued, despite reductions in bar prices, numerous events, i.e. bingo and quiz nights. This is a major concern and is being investigated by the directors and the bar manager to urgently address the situation, and which will see the introduction of real time stock system controls at minimal cost.

**Buggy income** is up £1,801 on prior year figure to £23,287. This is a real positive given that buggy pricing was reduced part way through the year and we also had severe limitations to use over the winter period, thus affecting revenue.

**Shop income** down £2,182 on prior year to £46,228, that said costs were down £11,444. We have been aware of the lack of product in the shop and also a large quantity of branded stock which does not appeal to everybody. Our Customer Service Manager is dealing with this and members will already have seen an upturn in the shop offering.

**Greens** - Costs were up £20,140 on prior year to £187,971. It is noted that NMW increases for our two junior greenkeepers and salary for our now retired greenkeeper were a major factor in this increase. Overall costs are being managed well here and the new greens committee are already sourcing product at much more competitive prices than previously.

There were a number of other exceptional costs during the year such as statutory redundancy and legal / professional fees but these have been countered by a reduced electricity cost (this will reduce further with solar PV) and a reduced administration wage bill.

**In conclusion the club has reported a year end surplus of £16,440 for the year which represents an improvement of £57,243 on prior year position.**

It must be stressed that the club still does not have pots and pots of cash lying around and the directors will continue to manage finances accordingly.

## **2. House**

An update was provided by CCJ. A number of issues have been identified with our caterer and which require addressing urgently. Board to pick up with caterer before 30th May 2025. Replacement Designated Premises Supervisor (Personal License Holder) requirements identified. Nominated staff are to undertake training for this status as a priority.

**Security** Following on from a number of recent incidents around the club house the directors have sought quotes from local firms to upgrade our existing system. This will be implemented within the next 14 days.

## **3. Greens**

The recent dry spell has further highlighted the shortcomings in the club's irrigation system which we are advised has only worked intermittently over the past 3 years. The electrical work undertaken in recent days has rectified this situation. The new greens committee continue to liaise with the agronomist, a process now in its 5th year, and where refinements are considered necessary due to climate / seasonal changes.

It is anticipated that there will be a good deal of usage of the driving range during the forthcoming Welsh Seniors Open. There is potentially a need for further mats for this area and which is currently being looked into.

## **4. Health & Safety**

The directors are grateful to David Franklin for taking responsibility for this role following Dic Ces decision not to carry on. Please be advised that the clubs annual inspection is due to take place in early July.

## **5. Staff**

One of our contracted staff has requested a variation to their weekly hours, a reduction. This has been approved, and a revised contract is being drawn up.

## **6. Sponsorship**

The club has received an expression of interest from businesses wishing to advertise on the score cards and which will support the cost of their production. IN is dealing with the discussions with candidates

## **7. Shell Rhosgoch**

Solicitors are still reviewing these documents and it is hoped will shortly advise on what options exist. There has been no cost for any advice received to date.

## **8. President**

CCJ and SB recently met with President. It is felt that the meeting was very productive and where mutual help and support was seen to be the way forward but where all agreed that we have a responsibility to increase our dwindling membership.

## **9. Buggies**

The clubs existing arrangements for buggies expire on 31st October 2025. The directors have decided to change to a new provider and which will see the number of buggies available for use increase to 20 from 17th

June 2025 until 31st October 2025. It is believed this will help generate further revenue during the summer months.

## **10. Toilets**

Having recently received grant monies from Wales Golf, delivery of toilets for use on the course is expected on or around 6th June. It is planned to position one below the gents 11th tee (on the pathway from 10th green to ladies tee) and to the right hand side of the 15th fairway where the driving range base is situated.

## **11. Fabric Committee**

Nothing to report at this point. Meeting due to take place 4th June 2025

## **12. Solar Panels Project**

Work in preparation of the installation is continuing with plans / commercial contracts and timetable of events, Installation will be deferred until after the Welsh Seniors Open and is hoped to commence early in July. Members will be aware that grant funds have already been secured with a further grant application being made to cover a shortfall anticipated to be in the region of £10K

## **13. Volunteers**

The club remains desperate for volunteers to step forward and help out where possible. No skills necessary. If you are willing to help please speak to any member of staff or Chair of House. A list is to be drawn up for future reference.

## **14. Welsh Senior Men's Open**

This prestigious event draws ever closer and will be taking place from Tuesday 24th June - Friday 27th. A number of people have come forward to volunteer as spotters etc, but more help is needed to assist with needs in and around the club house. If members can give some time up this would be greatly appreciated. Please advise staff, Captain or Chair of House.

## **15. Damage to course**

A recent incident of wilful damage being caused to the course has been flagged up to the directors. Having discussed the matter and its implications, greens committee have been asked to take appropriate action to avoid any future instances.

## **16. Bull Bay Hotel**

The developers of what was the Bull Bay Hotel have approached the club to establish if any membership packages can be made available to the future property owners. IN is to speak with them to discuss options and will report in due course

No AOB

Meeting close at 20.55

Next meeting to be held on Monday 16th June 2025