Bull Bay Golf Club – Board Meeting Minutes

Date: 15 June 2026
Time: 17:50 – 19:05
Location: Clubhouse

Present

Charles Jones (CCJ), Nicky Mackenzie (NM), Ian Norgain (IN), Liam Griffiths (LG), Captain Richard Jones

Apologies

Steve Bebbington (SB)

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1. Administration

Board Minutes

- CCJ proposed that a member of staff attend Board meetings to take minutes.
- It was noted that Alan does not drive but lives in Benllech. Charles suggested transport assistance could be provided where required.
- LG suggested that Alan should be paid for the additional time rather than being compensated with time off.
- CCJ to discuss he matter further with Alan.

Previous Minutes

- Minutes from the May Board meeting were not available for review.

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2. Land Sale

- The Board reviewed the proposed sale of the parcel of land previously agreed following the AGM.
- It had been agreed that:
    - An up-to-date valuation would be obtained; and
    - All associated legal and professional costs would be met by the purchaser.
- A valuation from Morgan Evans Property dated 27 May 2026 advised that the land has an estimated value of between £1,000 and £5,000.
- The previously agreed sale price was £1,500 per plot plus associated fees, with two plots involved.

- The Board agreed that any sale documentation should clearly state that the land is not suitable for development, protecting the Club's position should future owners seek to build on the land.
- SB to lead this matter due to his historical knowledge of the matter.

Action: SB to progress land sale discussions and associated documentation.

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3. Fire Risk Assessment (FRA)

- LG confirmed that the Fire Risk Assessment had been circulated and includes recommendations regarding the separation of the locker rooms from the clubhouse.
- PF&S are scheduled to commence the required works on 30 June 2026.
- LG will obtain quotations and costs for Board review.

Action: LG to obtain and circulate costs associated with the FRA works.

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4. Finance

Finance Report

- The Finance report was read out during the meeting.
- Finance report to be circulated electronically.

Action: SB to circulate.

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5. Other

- NM noted that separating the locker rooms may provide opportunities to reduce clubhouse operating costs while maintaining member access outside clubhouse opening hours.
- Williams & Denton circulated the latest management report during the meeting. The Board agreed to review and discuss the report in detail at the next meeting.
- A quotation of approximately £2,500 has been received for repainting the car park lines.
- LG queried the necessity of the work and its priority relative to other Club expenditure.
- The Board agreed that the work is not currently essential and should not be prioritised at this time.

Action: Quotation to be circulated prior to the next meeting.

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6. Greens

Drainage Works

- A quotation of approximately £6,000 has been received for drainage works.
- Investigations indicate that sections of the existing drainage system have either collapsed or become blocked by vegetation.
- IN advised that some of the affected areas had previously been addressed within the last 10–15 years.
- SB will review the cost proposal upon his return from holiday.
- The general consensus of the Board was that the works are required e.g. the 7th fairway is very problematic during the winter.

Action: SB to review costs.

Security and Access

- The Captain suggested installing a gate on Burwen Road to make unauthorised access more difficult, though cost will be a factor.
- The Fabric Committee will investigate potential options and establish the route of the public footpath in the vicinity of the 11th hole.

Action: Fabric Committee to investigate gate options and footpath implications.

Greens Budget

- Concerns were raised that Greens staff currently require approval for routine expenditure.
- A proposal was made to establish an annual Greens budget based on historic expenditure levels.
- The Captain suggested a similar approach should be considered for other Club departments.

Driving Range

- Feedback received regarding the proposed grant application indicated that members would prefer the driving range to be improved before investment is made in enhancements such as a covered area or TrackMan facility.
- The Captain confirmed that he will submit the grant application in the coming weeks.
- IN commented that the current condition of the driving range is poor and requires attention, particularly in relation to mats, strimming and weed control.
- It was noted that ownership and responsibility for the driving range is currently unclear.
- NM queried who should take responsibility for its future development and maintenance.
- Suggestions included:

- Establishing a dedicated working party; or
- Asking the Vice Captain, who originally led the project, to oversee future improvements.

Action: IN to approach Vice Captain about his taking ownership of the driving range.

Course Presentation and Maintenance

- IN raised concerns regarding weed control around the clubhouse and was advised that Greens staff have concerns about potential impacts on the practice green.
- LG stated that this position should be challenged.
- LG reiterated previous concerns regarding both day-to-day operations and long-term planning within the Greens Department.
- A detailed works programme had previously been requested but has not yet been provided.
- LG stated that a programme would assist the team in assessing workloads, efficiency and future planning requirements.
- Concerns were also raised regarding rough management. LG stated that rough should not be cut once annually and left unmanaged thereafter, but instead should form part of an ongoing maintenance programme.
- LG noted that excessive rough is negatively affecting member enjoyment, pace of play and ball recovery.
- Particular concerns were raised regarding the difficulty experienced by senior members on the 10th and 11th holes.
- NM stated that communication issues had resulted in difficult tee positions during the competition on 13 June.
- LG stated that the Greens staff should take account of weather forecasts and expected playing conditions when setting up the course.
- LG also raised concerns of presentation around greens, tees and other maintained areas.

Greens Committee Support

- LG was encouraged to join the Greens Committee which currently comprises John Jones, Trevor Smith and Angus Mackenzie (CoG).

Buggy Policy

- CCJ proposed that all privately-owned buggies operating at the Club should be electric by 2030 in support of the Club's environmental objectives.

- Concerns were raised regarding potential damage to the course caused by unsuitable vehicles.
- NM noted that a previous exercise had been proposed to identify ownership of all buggies stored at the Club.
- CCJ agreed to lead this work.
- CCJ will also review the existing buggy policy.
- NM will provide a copy of the current policy.

Actions:

- CCJ to identify ownership of all buggies stored at the Club.
- CCJ to review the buggy policy.
- NM to provide the existing buggy policy to CCJ.

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7. Fabric and Clubhouse

Pool Room

- The Fabric Committee confirmed that decoration works to the pool room will commence shortly as part of ongoing clubhouse maintenance.

Coffee Machine

- A new coffee machine is scheduled for delivery on 23 June 2026.
- CCJ confirmed that sponsorship funding from Ovaglass is being pursued.
- The agreed arrangement comprises:
    - £1,500 plus VAT deposit;
    - Ten monthly payments of £150 plus VAT;
    - Ownership transferring to the Club upon completion of payments.
- A cashless payment option was considered but deemed too expensive at this time.
- The machine will therefore continue to operate on a coin-only basis.

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8. Staffing

- LG raised concerns regarding Greens Department staffing and operational matters.

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9. Governance

- Wales Golf have offered governance support services to the Club at a cost.
- Further details will be reviewed by the Board before any decision is made.

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10. Date of Next Meeting

Monday 20 July 2026 at 17:45

Meeting Closed: 19:05