

**PARKLANGLEY FREEHOLDS LIMITED**  
**Minutes of the 70<sup>th</sup> Annual General Meeting**  
**Thursday 30<sup>th</sup> March 2023 at 7.30pm**

1. Under Article 17 Jacqui Bance was elected Chairperson of the meeting, proposed by Alan Whitehead and seconded by Gerard L'Aimable.
2. The formal notice convening the meeting was read.
3. Apologies for absence were received from Sebastian Colabella, Kelsey Conway, Chris Mangioni, Neil Robins, Christine Harris, Mike McClure.

The following reports available to read on the Club website were summarised at the AGM:

**Manager's Report summarised by Dave Cooke.**

Ray, Cliff, Costa, and the team do their utmost to meet Club's demands, often taking on additional duties, saving the club money and time. Ray and Cliff also provide support for projects and offer the benefit of their expertise to committees, for consideration. All sections are doing well. Good support from sports section committees is helpful. Tennis has stable membership. Squash and badminton have grown. A special mention to Josh for growing squash junior members. On court success at all levels including Gina Kennedy's gold win in the Women's Squash Singles at the Commonwealth Games. Building junior and adult collaboration will improve teams. The Bar is the heart of the club and we have enhanced social offerings with events of various kinds. Our office team work extremely hard and are crucial cogs in the Club machine. Their loyalty and longevity are high with 16-39 years of service. Members can give feedback using the comments box on reception and will be answered on the Club website. Thanks for your support over last 12 months.

**Financial Executive's Report and Statement of Accounts for year ended 31<sup>st</sup> March 2022 summarised by Gerard L'Aimable.**

We made a big loss during Covid, gave subscription holidays to members and maintained cash reserves. Member numbers have bounced back, as members are committed to playing. We are closer to a typical year again now. Features include building up cash reserves, we are committing large sums to repairs and maintenance for members' benefit. Some costs have gone up because of Covid and will stay high. Salaries have gone up; it is important to pay competitive rates to retain staff. Our cleaning routine needs to be much better than past standards, which comes at an increased cost so our surplus for the year has reduced but these items are vital. We must manage cash reserves carefully; we do not want to have a shortfall. Parklangley is unique in this because most clubs locally are struggling with cash. Interest rates have gone up and we have put more cash into short term deposits so we can get the money back when we need it. Investment income will go up. We are making sure we do not jeopardise money unnecessarily so that we can invest in suitable projects.

Alan Gladman asked whether the Bar will always be a card payment only bar?  
Jacqui Bance confirmed it will.

David Stredder asked Gerard L'Aimable if there is a target level of cash reserve, he would be happy with? He is concerned that if we have too much it gets flabby, and opportunities may be missed for giving back to members.

Gerard said we keep a minimum of £500,000 in reserve no matter what. The Club is not at risk. We regularly review and give back generous longevity discounts. We do 3-year estimates of capital spending and target that. If projects are delayed or cancelled, then we will review what else to spend the money on.

Farzad asked why we do not accept LTA offer of a zero-rate loan to expand facilities as we need to increase court availability so we can reduce the member waiting list.

Gerard said we should not justify borrowing money even at 0% when we have cash, and we do not have other opportunities to exploit. He assured members that the Management Committee continues to look for and regularly reviews availability of more facilities.

Jacqui Bance asked Sue Highmore, Legal Adviser, to explain the reasons for the variation of the Articles and procedure for voting on the following Resolutions:

- Approval of the minutes of the 2022 Annual General Meeting
- Approval of the Statement of Accounts for the year ended 31<sup>st</sup> March 2022
- Reappointment of Jeffrey Altman and Company as Auditors
- Election of Directors
- Election of Management Committee Officers
- Adoption of the draft amended Articles of Association – Special Resolution

David Stredder asked if he could vote for one amendment and not others. He does not want a move to Zoom meetings for members as a matter of course. Sue Highmore said No, it is all or nothing to approve the changes. We are not currently intending to move to online member meetings as we value member discussions. We may use the facility for online meetings for Board and Management Committee meetings.

Hustings for the Election of Directors, available to read on the Club website prior to the AGM were presented by Rod Forrest and Ian Hunt. Hustings for the re-election of Director David Willan was presented by him.

Hustings for Election of Management Committee Officers nominated for 2022/2023, available on Club website prior to AGM, were presented by the following members:

Chris Mangioni	Financial Executive	(Read by Jacqui Bance)
Tony Reeves	Grounds Chair	
Terry Brandon	Premises Chair	
Neil Robins	Bar Chair	(Read by Jacqui Bance)
Sue Highmore	Legal Adviser	Served 2021/2022
Steph Butcher	Legal Adviser	

Voting: Members completed their ballot sheets and handed them to the tellers. The meeting was adjourned for the duration of the count.

Jacqui Bance read the results of the Votes on Resolutions

4. Approval of the Minutes of the 2022 Annual General Meeting

For 211 Against 2

5. Approval of accounts

For 209 Against 4

6. Reappointment of Jeffrey Altman & Company as Auditors

For 155 Against 54

7. Election of directors

Rod Forrest 201

Dave Willan 167

Ian Hunt 166

Alan Whitehead 163

Therefore, Rod Forrest, Ian Hunt and David Willan were duly elected.

8. Election of Management Committee officers

Chair	Jacqui Bance elected.	For 202 Against 26
Financial Executive	Chris Mangioni elected 127	Gerard L'Aimable 120
Grounds Chair	Tony Reeves elected.	For 210 Against 18
Premises Chair	Terry Brandon elected 139	Anthony Nickalls 110
Bar Chair	Rob Dagwell elected 131	Neil Robins 125
Legal Adviser	Sue Highmore elected 158	Steph Butcher 134

9. Approval of Revised Articles

For 166 Against 15 Majority 151

10.AOB

Steve McIntosh requested Jacqui Bance to prioritise questions from members in the meeting. Jacqui Bance declined saying members were asked to send questions to the club by 23.2.2023 and those questions would be given priority.

Jacqui read the list of advance member questions and Club responses from the following members that had been circulated at the meeting.

Name	Member Question	Club Response
Franco Scialo	<p>As a (or perhaps 'the') top racket club in the area, should the club not seriously think about introducing Padel Tennis which is rapidly increasing in popularity.</p> <p>Could one of the least used tennis courts not be converted to offer the sport e.g., the court near the car park?</p>	<p>Padel is a sport we wish to offer our members and we can confirm we are currently pursuing various off-site facilities, which appear suitable. We are aware of the demand for this sport and are being proactive in continuing our search for suitable locations. Should any of these come to fruition we will advise our members accordingly.</p>

	It could attract a completely new set of members.	We did explore the current tarmac court but regrettably, concluded that the location was not suitable.
Janet Bruce	<p>The main issues I find with the gym and club are as follows:</p> <ol style="list-style-type: none"> <li>1. The gym membership appears oversubscribed as there seems to be a lot of members in the gym in the evening.</li> <li>2. On the upper part of the gym the broken glass hasn't been replaced and its now starting to look shabby.</li> <li>3. Overall the gym could do with refreshing up, including the club.</li> </ol>	<ol style="list-style-type: none"> <li>1. Gym membership numbers have not increased, but there appears to have been a shift in the times that members access the facility. We are monitoring the situation.</li> <li>2. The broken mirror has been replaced.</li> <li>3. The Club has an ongoing approach to maintenance which does include updating the decor. A review will be carried out and we will factor works required into our maintenance schedule.</li> </ol>
Zena Wisdom	<p>The minutes of the tennis committee meetings are regularly distributed but the minutes of the squash committee meetings don't appear to be published. Does the squash section have an AGM?</p> <p>Should we not be kept informed about who is on the committee and how they are elected?</p> <p>This would allow members of the respective committees to integrate better and share ideas to achieve mutually agreeable objectives.</p>	<p>The squash and racketball membership have never had an AGM as it is not called for in the Articles of Association.</p> <p>The Committee members are listed in the membership information, which is forwarded to new members and updated annually. Committee members are recruited, when necessary, as invited volunteers to loosely represent all areas of the section.</p> <p>Meetings are generally held in response to specific issues and minutes of these are not always available.</p>
Sandra Webster	Can we have a full update regarding the leasehold on The Old Dunstonian's courts.	We are aware of the importance of the facilities at ODs and have been in negotiations for many years with their representatives. Unfortunately, the negotiations have proven unsuccessful despite our best efforts. We have therefore instructed external solicitors to pursue the matter and the club's representative is working closely with them. The appointed Solicitors have approached those acting for ODs to offer a further meeting to discuss a

		mutually beneficial solution. We are awaiting their response.
Jay Rastall	The badminton courts shall be reserved throughout the year on Thursday mornings from 9:30am until 12:30 for the Thursday Pay and Play group players to be able to continue playing in the school holidays, as well as during term time.	The Thursday pay and play sessions operated by the club for both badminton, and tennis, were introduced on a term time only basis and this will remain the case; as the courts are required for junior activities during school holiday periods.
Grant Donaldson	Can the Club confirm the reason why a Director was cooped on to the Board so close to the AGM and did not stand like the other candidate?	We can confirm that Ian Hunt was co-opted by the Board by majority vote, in accordance with our Articles of Association. The process was started months before his co-option was finalised, and he subsequently attended a Board meeting.
Geoff Webb	<p>It would appear that when booking a Badminton court and playing with non-members, some Social members may not be ensuring a guest fee is to the club.</p> <p>If this arrangement is in place, is it being monitored or if it's not, then could the club implement and monitor at the earliest opportunity?</p> <p>should there be a maximum number of times a social member can book a court before having to become a playing member, if this is not already in place.</p>	<p>It is the responsibility of the member who books the court to ensure the guest fee is paid. This should be carried out prior to commencing your game and a record of the payment recorded in the book at reception, signed by both the member and guest.</p> <p>We have reinforced this procedure by email on numerous occasions. However, If a suspected breach is flagged to our staff they will challenge accordingly.</p> <p>A social members privileges includes being able to book Badminton court so there is no restriction on the number of sessions they can have. However, the same for all section guests who have paid their guest fees can only visit a maximum 6 times before joining the Club playing section they are visiting.</p>

## Questions from the floor

### a) Zena Wisdom re. Squash Meetings

Zena questioned why the Squash and Racket ball section did not have an AGM, why members were not given the opportunity to stand as a committee member, and why no minutes of committee meetings were posted on the website, like other sections. John Williams stated that the Squash section does not hold AGM's. Squash members become committee members by invitation from the Chairman and minutes are not made widely available. Zena asked why not? Jacqui Bance intervened and stated this matter would be

raised at Management Committee and we may survey the squash and racketball members, to obtain their views.

**b) Sandra Webster re: Old Dunstonians Courts.**

Sandra responded to the answer read out by Jacqui in reply to the advanced questions sent in by her (as detailed above), and, in summary, the following questions were asked:

Sue, I assume you were one of the negotiating committee? I'm sure you will agree that anyone associated with our legal system, will advise against taking legal action until all other avenues have been explored or exhausted? In your opinion did those negotiators use all the club's resources to try to achieve an outcome?

Did the negotiators revert to our club's biggest resource, i.e., the members to establish whether assistance could be provided for enhanced negotiating skills or persons who may have offered an amicable approach to those on the OD's committee?

Losing OD's will have a significant impact on the tennis section with increased pressure on the already crowded courts at our main site, which would inevitably lead to a reduction in the of numbers in the coaching programme, matches and tournaments.

Sandra suggested any proposed large expenditure should be put on hold until the matter of the lease has been resolved, as significant resources could be required for a new freehold purchase or modification of our existing site.

Sue Highmore refused to respond to the questions/comments, stating that as this was currently subject to litigation it would not be prudent to divulge information.

John Boon, asked why we had issued an S26, stating there could only be two possible reasons, 1. That Parklangley had not paid the agreed rent or 2. OD's had stated their intention to develop. Which was it? Sue Highmore refused to answer.

**c) Gym**

no additional questions in the room

**d) Steve Maybank - squash and racketball**

Asked a question about the Bar. He said uncontrollability of children was causing mess and disruption in the refurbished bar. Parents do nothing to control their children. He wants to know how controlling behaviour is being enforced. Are the parents of children who are in classes social members?

Alan Gladman reiterated these issues with questions about how children's continued misbehaviour is being addressed. He asked how many guests a social member can bring into the Club. He recently saw a social member having Sunday lunch with twelve guests.

Dave Cooke confirmed social members can bring in unlimited amounts of guests. Dave Cooke said Bar staff are constantly reminding children and parents about behaviour in the Club and returning children to their parents. Steve Maybank said an accident was waiting to happen. DC agreed to redouble efforts to challenge the misbehaviour. He said it is not just the parents of the children who are in classes, it is also children of members. Jacqui

Bance stated she sympathised and that she constantly asks parents to supervise children. She stated that training of bar staff should be reinforced. But it is an endemic problem. She will continue to assess the situation and instigate discussion at Management Committee to establish a solution.

**e) Carolina Gonzalez-Rouco – tennis member**

Asked what has happened with the new squash court project? DC replied saying we are exploring different alternatives to make sure that the ones presented to members to approve are correct and suitable. She asked about OD's and why there was a lack of transparency, regarding information to members.

**f) Jill Webb - social member**

Asked whether we should place a limitation on the number of guests that social members can bring in. Jacqui Bance stated this would be raised at the next Management Committee meeting.

**g) David Stredder – tennis member**

Said he has children and knows they disturb. He suggested if it is a children's party could we charge extra and employ a security officer police rather than rely on members? Jacqueline Bance said she can see members are not happy about children and want change. She said that the issue will be addressed again at the next Management Committee Meeting, and she may consult our members on the matter.

**h) Jay Rastall – social member**

Asked if there is any plan to increase badminton facilities, as current courts are multi use? Jacqui Bance stated PL was constantly looking for opportunities to increase capacity for all racquet sports. He asked again whether pay and play could continue throughout school holidays, possibly moving off-site? Stephen Grindley said that he will take the question back to the badminton committee. Jay Rastall asked if squash courts are used for purposes other than squash, Steve Maybank confirmed they were.

Jacqui Bance thanked Alan Whitehead for his long service and dedication to the club over many years and the Members applauded their appreciation. Alan Whitehead thanked Jacqui for Chairing a difficult meeting and stated he was not surprised that he was not re-elected and was prepared for this. He has been a Member of the Club since 1961. He played badminton first and then tennis in the early 1970s. He met his wife at the Club, and they brought their two daughters up in the Club. Alan said it initially concerned him when he saw the number of nominations for committee roles but having heard the statements in the room he was reassured. He appealed to the newly elected committee to ensure all racquet sports are represented, going forwards. Alan confirmed that he had already offered to help Jacqui as best he could, going forwards and would be happy to assist Chris Mangioni in his role of Finance Chair, during the transition period.

There being no further business the Chairperson declared the meeting closed at 10pm.

Signed \_\_\_\_\_ Dated \_\_\_\_\_

DRAFT