



**ROYAL BRIGHTON YACHT CLUB INCORPORATED A0018674M
253 ESPLANADE, MIDDLE BRIGHTON. VIC. 3186
HALF YEARLY GENERAL MEETING OF MEMBERS
TUESDAY 24th MARCH 2026 at 7:00PM**

MINUTES

The Commodore opened the meeting by acknowledging the Bunurong People of the Kulin Nation, the Traditional Custodians of the land on which live, work and play. We pay our respects to their Elders past and present, and acknowledge their continuing relationship to the rivers, lakes, waterways and oceans on which we sail.

In accordance with Club Rules the Half Yearly General Meeting of Royal Brighton Yacht Club incorporated is now convened this 24th day of March 2026

ATTENDEES

Peter Demura, Peter Gebhardt, Cath Hurley, Marnie Irving, Mark Buckley, Grant Dow, Andrew Holmes, John Mooney, Steve Reynolds, Betty Ryan, Mark Woodland, Peter Austin, David Bingham, Greg Blanch, Brett Bowden, Mia Bredenberg, Christ Cormack, Lindsay Cormie, Joyce Cosgrave, Peter Court, Murray Cowdell, Ron Davies, Steph Desira, Nicholas Desira, Jan Ferguson, Glenn Ferguson, Terry Frankham, Martha Garkel, Anthony Garvey, Dave Gibson, Stephen Gray, Niesje Hees, Peter Homann, Chad Humphrey, Martin Hunt, Rob Hurrell, Lou Irving, Paul Jackson, Peter Langhorne, Susan Leaper, Jim Leckey, Wendy Luck, Kim Luck, Andrew McGowan, Bronwyn McIlveen, Rod McKenna, Ross Melville, Andrew Merrett, Nick Middendorp, Peter Milne, Malcolm Mitchell, Marg Neeson, Paul Pascoe, Andrew Poulton, Claire Pritchard, Patrick Purcell, Shirley Qian, Josh Stuchbery, Steve Thistlethwaite, Ashley Voigt, Chris Wellman.

APOLOGIES

Warsama Bulhan, Peter Coleman, Brendan Dow, Brett Heath, David Hutchings, Amanda Jackson, Jennifer Pascoe, Kalpana Raghunathan, Philip Sloane, Bruce Smethurst, Brenton Smith, Robina Smith, Peter Strain, Suzie Strain, Simon Tedstone, Mary-Alice Tedstone, Gary Tishler, Alan Woodward.

OBITUARIES

Christine McConnell
Greg Mellody
Kerry Watson

A minutes silence was observed.

MINUTES

MOTION That the minutes of the AGM held 30th September 2025 be accepted.

Moved: Paul Pascoe

Seconded: Murray Cowdell

CARRIED

Business arising from the Annual General Meeting held 30th September 2025, Nil

COMMODORE'S REPORT

The Commodore's report was taken as read. Peter Demura provided an operational and financial overview for the half-year ending December 2025.

Key Achievements & Recognition

- Club Awards: Named Australian Sailing's Victorian Yacht Club of the Year.
- Individual Honors: Peter Coleman won Victorian Para Sailor of the Year; John Savage (longstanding member), Laura Harding, and Tess Lloyd received the Barrenjoey Medal.
- New Lease: Secured a 21-year seabed lease covering the Hardstand, Race Control tower, and Eastern Channel.
- Major Events: Hosted the Sail Melbourne regatta featuring 332 international sailors.
- History Book: Published a 150-year anniversary commemorative book.

Operational & Sailing Challenges

- Weather Disruptions: Severe storms caused race abandonments and lowered hospitality turnout.
- Fleet Participation: Keelboat fleet sizes are low, prompting a trial of Sunday racing to boost numbers.
- Infrastructure Strain: The marina attenuator has reached its design life and requires immediate replacement, pausing planned dredging.

Financial Performance

- Operating Surplus: Dropped 11% to \$140,023.73 compared to the same period in 2024.
- Revenue & Costs: Total revenue grew by 7.0%, but was offset by rising labour, insurance, and compliance costs.
- Hospitality Loss: Catering operations recorded a loss of roughly \$145,000 due to high-wage percentages, forcing an upcoming business model change.
- Membership: Total numbers remain stable, with intermediate member growth offsetting losses in other categories.

MOTION That the report be accepted.

Moved: Paul Jackson

Seconded: Peter Gebhardt

CARRIED

FINANCE REPORT

Treasurer Mark Buckley spoke to the Finance Report.

- Net Deficit : 145k vs 280k
- Operating Surplus : 157k vs 200k
- Total Revenue : up 2.7%
- Total Expenses : up 4.4%

The Royal Brighton Yacht Club (RBYC) Financial Report provides a comprehensive financial overview from the Honorary Treasurer for the half-year ending 31 December 2025.

Summary

- Total Revenue: Reached \$3.38 million, representing a 7% increase from the previous year.
- Operating Profit (EBITDA): Stood at \$140,023, beating the budgeted \$65,588 but marking a 10.7% decline from last year.
- Cash Flow: Remained positive at \$253,147, with cash/cash equivalents sitting at \$1.32 million.
- Overall Deficit: Total comprehensive income resulted in a loss of \$166,636.50 after factoring in \$283,109.90 in depreciation and amortisation.

Divisional Breakdown & Structural Concerns

- Catering Division Deficit: Generated \$1.59 million in revenue but suffered a \$422,000 total loss after overhead allocations.
- The Catering Labor Crisis: Wages consumed 71% of division revenue, vastly exceeding the 40% industry benchmark.
- Profitable Core Segments: Membership, Marina, and Hardstand operations collectively generated a healthy \$1.08 million surplus.
- Sailing Performance: The Discover Sailing Centre (DSC) experienced a standout 62% growth in income.

Debt, Reserves, and Accounting Changes

- Driveway Debt Service: The club pays \$20,022 monthly (\$120,132 for the half-year) on a driveway loan, leaving a \$356,774 balance (18 months remaining).
- Capital Reserves: Holds \$1 million in a term deposit originally meant for marina dredging, which is now partially being redirected to support working capital.
- Overhead Restructuring: The Finance Sub-Committee implemented a model where 50% of general overheads are allocated back to divisions based on their wage bills. Catering absorbs 33.6% of these costs.

Note: All presented figures are based on internal management accounts and remain unaudited.

Questions from the floor were asked and responded to by different committee members.

Paul Jackson asked what impact to trading of the club during the driveway renovation.

Peter Maddison asked of the funding and timing model for a replacement attenuator.

Steph Desira asked what program you are going to use to raise the function revenue.

Ashley Voigt – hospitality experience consistency. What systems in place around staff training.

Chad Humphrey – are non-members being charged for the sailing experience when crewing on boats.

Bronwyn McIlveen – categorisation for catering wages is this different to past years.

Jim Leckey – asked if the strategy 2020-2030 has been updated before a business plan is enacted.

MOTION That the report be accepted.
MOVED: Chad Humphrey **SECONDED:** Ross Melville **CARRIED**

SUB-COMMITTEE REPORTS – All reports taken as read.

Sailing

Club Captain Marnie Irving delivered her report.

She highlighted the regattas:

Sail Melbourne in conjunction with regular Club Racing. RBYC is the organising authority and host club.

Over 200 volunteers come from RBYC and other partner clubs working together.

Victorian State Opti Championship / Kings Cup Regatta / Opti Nationals in January 2027.

Etchells State Championships. Feedback from sailors is always very positive.

Jim Leckey – do we for each event have a financial business case? Does each event have a list of deliverables? Is the impost on members measured? MI replied yes to all of the questions.

Membership / IDAG / Assets

Niesje Hees spoke to the reports as there are closely linked to each other.

Membership numbers are steady and similar to this time last year. IDAG & Strategy are constantly reviewed based on inclusivity. She highlighted that importance of the welcome that the staff deliver which is regularly mentioned by new members in their welcome interviews.

The public restaurant is a huge drawcard to the club and connection to the community.

The shared values that are highlighted in the strategy documents are of vital importance to the club.

Tony Fenton asked about the data on membership categories.

Assets – Maintenance team of people undertaking this work new QR system being used to report problems.

Marina & Attenuator Advisory Group (John Mooney) – updated members on the recent activity. Options for the replacement are being investigated. Funding ideas were shared.

Discussions with Parks Vic. are on-going.

Andrew Poulton asked about dredging delay and the implication on boat owner who are having issues currently.

Paul Pascoe asked about the no drive zones on the Middle Brighton Pier.

Patrick Purcell asked if further planning had occurred for the Tower?

Cruising Group

Peter Gebhardt spoke to the report and highlighted the activities during the year.

Suggestions for speaker during the year were welcomed.

This year the CG intend to re-invigorate the participation in the on water activity. Thankyou to all the subcommittee members and particularly Peter Strain who has recent stood down from the group.

Aquatic

Scott Buchannan was unfortunately an apology, report was accepted.

Yachting Foundation

Report was received. Letter from sailor acknowledged the support he received. Please donate to help us support young sailors.

Social

Joyce Cosgrave highlighted the social year in review.

Masterplan Working Group

Andy Holmes spoke to the report updating the members.

RBYC to be established as the best club on the bay. Masterplan will enable the club to be ready for lease negotiations in the future. Funding is not funded through the club but through donations.

Peter Maddison spoke to the group.

Andrew Merrett asked if the toilets on the hard stand were included in the project?

MOTION That the Sub Committee reports be accepted.

Moved: Niesje Hees **SECONDED:** Cath Hurley **CARRIED**

8. Business on Notice

Honorary Treasurer Mark Buckley –

That the Club appoints Auditors, Ashfords Pty Ltd, for the 2025-26 financial year.

MOTION That the motion be accepted.

Moved: Murray Cowdell **SECONDED:** Chad Humphrey **CARRIED**

9. RECEIVE ANY NOTICE OF MOTION

Mark Buckley – Honorary Treasurer

In accordance with Rule 76, we are hereby notifying you in writing regarding the upcoming Half Yearly General Meeting. We intend to convene a Special General Meeting to discuss and vote on proposed alterations and amendments to the Club Rules and By-Laws.

Andrew Merrett asked if the term “Senior” could be addressed at this Notice of Motion.

Peter Demura – Notice of Motion (Debbie Jonker) regarding the announcement of Election results.

10. GENERAL BUSINESS

Aquatic membership strong & growing asked if more representation could be had at these meetings.

Patrick Purcell – refurbishment of furniture plans.

Chris McCormack – Marina gate issues with vandalism, what are we doing about it.

Meeting Closed 9:38pm

March 2026