

## NOTICE OF MOTION

### Resolution to approve “Redevelopment Option 2” for capital expenditure for major renovation of the Clubhouse.


In accordance with clause 9(c) (Reports and Notices of Motions) of the Constitution of The Claremont Yacht Club (Inc), and on behalf of the General Committee, I give notice that I intend to move the adoption of the following motion at the Special General Meeting of Members to be held at the Club at 4 Victoria Avenue Claremont at 6.30pm on 24 October 2024:

- “1 That pursuant to clause 8(e)(v) of the Constitution the Members approve capital expenditure for the major renovation of the Clubhouse, subject as provided in paragraph 3:
- (a) for works described as “Redevelopment Option 2” in the document headed “CYC Redevelopment Option 2” and the subject of the following documents:
- (1) CCMA Development Application Stage Cost Plan – Reduced Scope Cost Reduction dated 24 September 2024;
- (2) ARCFORM plans and specifications; and
- (3) Treasurer’s costings October 2024,
- (“**the Redevelopment Works**”) each of the documents being as displayed on the Clubhouse main notice board and as available to view in the Club office during its normal business hours in each case as at and from the date of this Notice of Motion;
- (b) up to the total aggregate expenditure of \$5,658,000.00 (excluding GST).
- 2 The General Committee has authority without further consultation with or approval of the Members generally, to direct and procure alterations to the Redevelopment Works:
- (a) as the General Committee determines may be necessary or desirable for the benefit of Members generally including the overall amenity of the Clubhouse, the Club’s land and the marina;
- (b) as may be required to comply with the requirements of all relevant authorities, including the Department of Local Government, Sport and Cultural Industries, and including with respect to any alterations to the Redevelopment Works under paragraph 2(a).
- 3 In implementing the matters set out in paragraphs 1 and 2 above, the General Committee must adhere to and comply with all relevant provisions of the Constitution including clause 8(f).”

**Proposer:**

  
Alex Salvaris  
Committee Member  
Date: 9 October 2024

**Seconder:**

  
Ian Spencer  
Treasurer  
Date: 9 October 2024

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### BACKGROUND

- This Motion:
  - (a) will be put forward if the Motion for “Redevelopment Option 1”, the subject of the 9 October 2024 Notice of Motion in that regard, is not passed;
  - (b) will be withdrawn if the Motion for “Redevelopment Option 1” is passed.
- The Background to the Motion for “Redevelopment Option 1” has commentary supporting the desirability of and need for major renovations to the Clubhouse which is as relevant to “Redevelopment Option 2” the subject of this Notice of Motion as it is to “Redevelopment Option 1”, so that commentary is not repeated here in full.
- The significant difference between Redevelopment Option 1 and Redevelopment Option 2 is that Redevelopment Option 2 is for a lesser scope of works than Redevelopment Option 1, at a concomitantly lesser cost.
- The following will apply to Redevelopment Option 2 (as it would have to Redevelopment Option 1 had that been approved):
  - (a) The driveway works that were approved at the AGM on 19 September 2024 are provided for in the capital expenditure approved at the AGM and are not included in the amount for which approval is sought in this Motion. The Redevelopment Works and the driveway works will be co-ordinated as required. As noted in the Background to the Notice of Motion for the driveway works the bulk of the those works will be carried out before the Redevelopment Works and the finishing section of the driveway works will be carried out after the Redevelopment Works.
  - (b) The cost of the Redevelopment Works will be spent over the period of construction. Whilst this will only be firmed up when an acceptable builder is engaged on terms approved by the General Committee. The Treasurer’s costings paper sets out the application of Club funds and requirement for and timing of repayment of financing.
  - (c) The Redevelopment Works will be generally managed by the Building Works Committee as appointed by the General Committee with a project manager appointed as required by clause 8(f)(i) of the Constitution.