EVERGLADES COUNTRY CLUB

ANNUAL GENERAL MEETING

Meeting detail	Information
Date	Tuesday, 28th October 2025
Time	Commenced: 7 pm | Closed: 8:15 pm
Venue	Everglades Country Club
Chair	Steve Chay to open meeting

1. OPENING AND WELCOME

The Chair opened the Annual General Meeting, welcomed members and acknowledged guests, directors, life members and attendees.

Role / category	Name
Chair / President	Steve Chay
General Manager	Ross Seabrook
Honorary Solicitor / Returning Officer	Dominic Tonkin, Tonkin Drysdale Partners
Auditor	Liam Potter, Bishop Collins
Vice Presidents	Rod Blake; Michael Quilkey
Directors	Ian Cameron; Richard Carlyle, Trevor Walker, Michael Redrup (Apology)
Life Members acknowledged	Irene Quintrell, Patsy Elliott, Anthony Lamaro, Geoff Callingham, Richard Paull and Jan Montgomery

2. ATTENDANCE AND APOLOGIES

Attendance was recorded in the meeting register.

Attendance category	Details
Members present	72 in attendance
Apologies received	Michael Redrup apologies as recorded

Attendance category	Details
Additional apologies raised from floor	Anne Woods

Motion: That the apologies be accepted.

Mover	Seconder	Outcome
L. Haddock (Member No. 2047)	W. White (Member No. 3542)	Carried

3. CONFIRMATION OF PREVIOUS AGM MINUTES

The minutes of the previous Annual General Meeting held on 27 October 2024 had been distributed to members.

Motion: That the minutes of the Annual General Meeting held on 27 October 2024 be received and confirmed as a true and correct record.

Mover	Seconder	Outcome
H. Love (Member No. 956)	J. Miller (Member No. 2059)	Carried

Matters arising: No matters were recorded beyond those addressed during the meeting.

Minutes accepted:

Moved: I. Elliott Member No. 993) Seconded: A. McDonald (Member No. 199)

4. PRESIDENT'S ADDRESS

Steve Chay

The President reflected on the Club's progress during the year, particularly the commencement of long-discussed renovations and facility improvements. Key points included:

- Recognition of the Board, management and staff for maintaining operations during disruptive building works.
- Positive feedback regarding the new Pro Shop and its benefits for members and staff.
- Appreciation to members for continuing to support and use the Club throughout the works.
- Reaffirmation that the facilities are being improved for the benefit and enjoyment of members.

5. GENERAL MANAGER'S REPORT

Ross Seabrook

The General Manager supplemented the written Annual Report with an operational and capital works update.

Capital works and facilities

- The new Pro Shop was completed following a lengthy development approval process.
- Internal Club works experienced delays and unforeseen building issues, including roof and facade repairs.
- The outdoor gaming area was targeted to open around Melbourne Cup Day, after which the temporary gaming area could be removed from the lounge.

- The lounge was expected to be completed in early December, subject to final works.
- Front-of-house works were nearing completion.
- The auditorium received additional upgrades, including carpet, bar works and improved room configuration.
- A temporary sports bar was adopted to avoid taking on further debt while a future development application and full sports bar proposal are considered.
- Total investment in new facilities was reported as approximately $6.6 million.

Operations and financial outlook

- Building disruption, increased labour and energy costs, and broader supplier cost increases affected business performance.
- Cost-of-living pressures changed member spending patterns, with stronger use of special meals and happy hour offers.
- An operational review resulted in adjustments to selected promotions, pricing and labour deployment while seeking to preserve service standards.
- Management expects the new facilities to support improved trade, returning members and new customers once works are complete.
- Further works are expected to be considered in later years, subject to financial performance and approvals.

The General Manager thanked the Board, staff and members for their support, loyalty and contribution to the Club.

6. ANNUAL REPORT

The Annual Report for the year ended 30 June 2025 was presented to members for consideration.

Motion: That the Annual Report for the year ended 30 June 2025 be received and accepted.

Mover	Seconder	Outcome
M. Gage (Member No. 824)	S. Fry (Member No. 082)	Carried

Matters arising: None recorded.

Report Accepted:

Moved: C. Roope (Member No. 3487) Seconded: L. George (Member No. 1449)

7. FINANCIAL, DIRECTORS' AND AUDITOR'S REPORTS

The Financial Report, Directors' Report and Auditor's Report for the year ended 30 June 2025 were presented.

Motion: That the Financial Report, Directors' Report and Auditor's Report for the year ended 30 June 2025 be received and accepted.

Mover	Seconder	Outcome
J. Jones (Member No. 2025)	R. Paull (Member No. 344)	Carried

Matters arising: No written matters were received.

Accepting report accepted:

Mover - A. Taylor (Member No. 794) Seconder - K. McKay (Member No. 3028)

8. ORDINARY RESOLUTIONS

Resolution 1 - Directors, subcommittee members and volunteer expenses

Members considered expenditure by the Club of an annual total not exceeding $60,000 until the next AGM for expenses relating to directors, subcommittee members and volunteer workers.

Motion: That Resolution 1 be approved.

Mover	Seconder	Outcome
B. Dolan (Member No.2034)	C. Bowman (Member No. 751)	Carried

Resolution 2 - Director professional development and education

Members considered expenditure by the Club of an annual total not exceeding $20,000 until the next AGM for professional development and education of directors.

Motion: That Resolution 2 be approved.

Mover	Seconder	Outcome
B. Burns (Member No. 2320)	J. Jones (Member No. 2025)	Carried

Members also acknowledged the benefits detailed in the Notice of Resolutions.

Moved: L George (Member No.1449) Seconded: C. Roope (Member No. 3487)

9. SPECIAL RESOLUTION - LIFE SPORTING MEMBERS

Members considered an amendment to the Club Constitution to increase the maximum number of Life Sporting Members from seven to ten, with no more than one new Life Sporting Member approved every two years until the maximum is reached.

Ballot result	Votes
Yes	59
No	13
Total	72
Approval	81.94%

Outcome: The Special Resolution achieved the required 75% majority and was declared carried.

10. APPOINTMENTS

Appointment	Decision
Honorary Solicitor	Dominic Tonkin / Tonkin Drysdale Partners

Appointment	Decision
Club Patrons	Patsy Elliott and Liesl Tesch MP as Club Patron
Welfare Officer	Neil Bowman to continue, subject to confirmation

11. ELECTION OF OFFICE BEARERS

The Returning Officer declared the results of the election for one Vice President and two Ordinary Director positions.

Position / candidate	Votes / result
Vice President - Rob Blake	179 votes
Vice President - Judy Andrews	196 votes - Elected
Ordinary Director – Michael Quilkey	219 votes - Elected
Ordinary Director - Richard Carlisle	145 votes
Ordinary Director - Helen Love	248 votes - Elected
Ordinary Director - Ros Laws	154 votes
Ballot papers	385; informal votes: 10 for Vice President and 2 for Directors

The Chair congratulated the successful candidates and thanked the outgoing office bearers for their service.

12. FIFTY-YEAR MEMBER RECOGNITION

Members who reached 50 years of continuous membership during the previous financial year were recognised. Certificates were presented where recipients were in attendance.

Recipient	Status
Mark Moynihan	Certificate presented
Gary Lind	Certificate presented
Trevor Cheetham	Not in attendance
Ann Woods	Not in attendance
John Frost	Not in attendance

13. LIFE MEMBERSHIP NOMINATION

A nomination for Ian Elliott to receive Life Membership was presented. Supporting speakers outlined his long-standing service, administration and financial expertise, mentoring, committee involvement, practical contribution to the course and Club, and more than 50 years of membership.

Supporting speaker 1: Andrew McDonald

Supporting speaker 2: Richard Paull

Supporting speaker 3: Gary Crane

Ballot result	Votes
Yes	64
No	8
Total	72
Approval	88.89%

Outcome: The Life Membership resolution was declared carried. Ian Elliott thanked the nominators, Board and members.

14. GENERAL BUSINESS

No written questions had been received before the meeting. The Chair invited questions from the floor and requested that members state their name and membership number. The following matters were raised.

Item	Speaker	Discussion / response	Action / status
14.1 Seating and shade near renovated greens	B. Dolan	A member asked whether seating and shade removed during works would be reinstated. The Chair advised that options would be reviewed after construction traffic ceased and considered through the budget process.	Management / Board to review and advise relevant committees.
14.2 Proposed sports lounge / veranda	P. Elliott	Concern was raised about possible encroachment onto the golf course and effects on golf and bowls. The Chair advised that no development application had been lodged, no final veranda location had been determined, and members and committees would be consulted when formal plans were available.	No immediate change. Future consultation required.
14.3 President and General Manager updates	C. Roope (Member No. 3487)	A member noted that quarterly communications had not been issued recently. The Chair acknowledged the gap and apologised.	Resume regular member communications where appropriate.
14.4 Quarterly financial information	S. Chay	Members were advised that quarterly financial information may be requested from reception once available.	Reception to provide copies on request.

Item	Speaker	Discussion / response	Action / status
14.5 Access to gazebo / children's area	A. Taylor	A member asked whether the gazebo could be used for scorecard checking when the children's area was not in use. Existing access was explained and future layout changes were noted.	Further discussion with member as required.
14.6 Halfway House operations	W. White	Members asked whether the Halfway House would close on women's golf days and raised concerns about equal access. Management advised that no decision had been made and that service models, including vending and coffee options, were under review.	Management to continue review; no confirmed closure.
14.7 Lounge completion and bar service	L. George	Clarification was sought on the lounge near reception and bowling green. The Chair advised it was expected to open in early December and would be serviced by the adjoining bar.	Works to continue toward planned opening.
14.8 Lounge windows and natural light	S. Saunders	A member asked whether the lounge would remain open and light-filled. It was confirmed that existing louvres would be replaced with appropriate glass windows.	Included in current works.
14.9 Supervision of children	S. O'Connor	Concern was raised regarding children climbing fences and moving through member areas without adequate supervision.	Management to review controls and possible preventative measures.
14.10 Website updates and rumours	D. O'Connor	A member requested regular website updates on plans, intentions and operational changes to reduce misinformation.	Management to consider stronger use of website updates.
14.11 Reliability of vending equipment	J. Mongomery	A member cautioned that vending and coffee machines may become unreliable without proper maintenance.	Comment noted as part of Halfway House review.

15. CLOSE

There being no further business, the Chair thanked members for attending and closed the meeting at 8:15 pm.

16. CONFIRMATION OF MINUTES

Confirmation	Details
Confirmed as a true and correct record at the AGM / General Meeting held on	28th October 2025
Chair's name	Steve Chay
Chair's signature	
Date	28 October 2025

ACTION REGISTER

Ref.	Action	Responsible	Due / status
A1	Review reinstatement of seating and shade near renovated greens.	Management / Board	_____
A2	Consult members and sporting committees before finalising future sports lounge plans.	Board / Management	Future planning stage
A3	Resume regular member communications from the President / General Manager.	President / General Manager	_____
A4	Continue review of Halfway House service arrangements with equitable member access.	Management	_____
A5	Review supervision and safety controls around the children’s play area.	Management	_____
A6	Consider regular website updates on projects and operational changes.	Management / Marketing	_____