

Minutes of the Dowty Sports & Social Ltd AGM November 30th, 2023

Present – Chairman - Dave George, Directors – Steve Organ - Rachel Moss

Staff - Dean Douglas – Sam Dingley – Danielle Dingley – Toniann Dingley

Apologies –Pauline Nourse (Admin Assistant), Dave Coward (Slot Cars)

Welcome – Dave George (Chairman) welcomed all who had attended and thanked them for coming.

Introductions – Dave George, Chairman introduced himself and the Board of Directors, Steve Organ and Rachel Moss (also Business Manager) and Dean Douglas, Maintenance and Groundsman.

Minutes of 2022 SGM – The previous AGM minutes were reviewed with a copy available to all attendees. There were no queries or actions. The minutes were approved by Pete Salter (Judo) and seconded by Mike Pigott (Modern Dance)

Section Updates – Sections had been asked in advance to provide updates and Steve Organ read out those provided by Dowty Judo Club and Dowty Slot Cars, both of which reported that their sections were continuing to do well and provided some interesting information on their recent activities.

Mike Pigott (Modern Dance) reported that their section continues to be thriving and their membership remains full with a wait list operating.

Steve Organ also read a prepared statement from the Dowty Bowls Club which sadly confirmed that due to a lack of playing members the club was having to close. Having been established in 1952 this is a disappointment to all those involved.

Statement of Accounts – Dave George presented a snapshot of the accounts for 2022-2023 which showed an improvement on the previous year with an increase in turnover of 60% and the financial year ended with a healthy profit for the club which the Board are delighted with. This shows the club has now fully returned to pre-pandemic levels and the cash reserves held in the bank continue to be added to. A copy of the full accounts can be viewed in the office if any member wishes to do so.

Chairman and Business Managers Report – Dave George delivered the report. (See attached to these minutes). The report contained an update on the current lease situation which is due to end in December 2023 and confirmed the update previously sent to all members that the club have negotiated a new 3 year lease to 20th December 2026 with a mutual 18 month break clause option. The lease is currently at the draft stage and with our solicitors and is due to be signed and completed before Christmas. Clearly this is a great outcome for the club and secures our immediate future on the Staverton site. The lease terms include a commercial annual fixed rent and a profit based annual rent though these are both more favourable than we may have been faced with.

AOB – Mike Pigott queried whether there would be price increases for sections in 2024 and Rachel confirmed that there were no increases planned for 2024.

Charlie May (Bowls/Modern Dance) asked whether the Board felt the new landlords were being honest with us regarding their intentions for the site. Dave George responded that we have no reason at the current time to doubt their intentions, we have negotiated a positive lease renewal and we are hopeful that they will continue to engage with us regarding their future plans. Currently the Board have been led to believe that Ashville intend to submit a 'whole site' application and the support of a sitting tenant may prove to be indispensable.

Charlie also asked that members be kept up to date with ongoing changes that may affect them to help dispel rumours. Dave reassured him that this would always be the intention and he felt that the 2024 AGM may prove to be an important one if there has been progress with plans for the site by then.

Pete Salter (Judo) asked what the level of rent is that will be due on the new lease but the Board confirmed that until the lease is signed the contents of it remain confidential though he did reiterate that the amount due is less than a commercial rent that may be usually expected for a site of this size.

Pete also questioned the reasoning behind the recent loss of Mercedes parking revenue but Dave and Rachel confirmed that there was no reason to believe this was due to anything other than a business decision on Mercedes part and there were plans in place to replace this lost revenue.

The meeting closed and Dave thanked all for attending and coming out on a cold night!