



CCSC General Committee Extraordinary Meeting

Tuesday 21st July 2020

7:30 pm via Zoom

MINUTES

Attendees

Colin Munz, Hon Secretary

David Brock, Commodore

Debbie Bowers, Members Rep

Grace Martin, Rear Commodore Shore

Ian Green, Rear Commodore Sailing

Mike Wade, Members Rep

Nigel Page, Members Rep

Phil Tysoe, Members Rep

1 Apologies

- Andy Adler, Vice Commodore, Ann Varlow, Social Committee, Diane Fowler, Members Rep, Dick Moore, Moorings Officer, Elizabeth Bowers, Hon Treasurer, Monica Wolff, Hon Sailing Secretary.

2 Minutes of last GC meeting and actions arising

- Safe Working Statements for club boats have now been signed off and are on CCSC website.
- GC Minutes are now posted on the CCSC website.
- A further estimate for the galley reflooring has been received – see below.

3 Incidents, Health Safety and Security

- No new incidents recorded.

4 Sailing Secretary and Sailing Committee Report

- See sailing report below.

5 Rear Commodore - Sailing Report

- Two Monday, Wednesday and Sunday race events have been successfully held, with shore starts now replaced by on-water starts. Imogen remains based at WPNSA and in use for race management. Some 25-30 boats raced on Monday last, a good turnout.
- The club crane is still out of action, and Imogen still off limits, so no fixed race marks yet. There therefore remains heavy reliance on Nick Spicer to set out all the temporary race marks and co-ordinate the safety boats. Thanks go to Nick for his excellent work.
- The Beach Master team is working well, managing the special on shore Covid-19 rules.
- A full sailing programme is now in place from 16th August through to Christmas although restrictions remain.
- Dick M advises that replacement seals are still awaited to repair the club crane and hoped to arrive soon.
- Concern has been expressed by the Sailing Committee regarding young people on safety boats and a suggestion that a minimum age of 16 be placed on safety crew. There is already an age limit of 18 for safety boat drivers. It was proposed that the Sailing Committee prepares a form of wording that is less prescriptive, in respect of safety boat management.

6 Rear Commodore - Shore Report

- Quotes for the replacement galley floor are £1579 + VAT for vinyl and £3150 + VAT for Sika flooring, a more heavy-duty floor. The Sika option includes treating the additional servery area. Both estimates require the club to remove and refit the kitchen appliances.
- Given the galley use is not heavy it was agreed a further quote should be obtained for a vinyl floor before proceeding with that option. There was a concern that time was now short to get work completed before reopening of the club house.

- The latest government Covid-19 guidelines allow the opening of changing rooms and showers from the 25th July. Grace M tabled a set of CCSC rules to permit members to use the facilities but stressed that RYA guidance advised that showers only be used in an emergency and it was still preferred that members changed and showered at home.
- Whilst not essential to open these facilities it was felt worth doing to keep up with the gradual reopening of the club and relying on common sense of members to socially distance and stay safe. Numbers would be limited with strict hygiene rules to be followed for shower use.
- Additional buckets and mops would be provided and cleaning rules emphasised with notices placed outside changing rooms to make clear the Covid-19 requirements.
- The shower system would be flushed through tomorrow and would need further regular flushing through if only occasionally used as a precaution against Legionnaires Disease.
- The food and drink survey drew 29 responses in favour. Barman Graham was keen to get back to work and the galley caterer also happy to proceed with basic food served as a take-away from his car. It was agreed to trial the food option till the end of July and then review the bar position.
- Members would be canvassed at the next Wednesday race meet and Grace M respond accordingly.

7 Hon Treasurer Report

- No update.
- Treasurer Elizabeth B and Assistant Treasurer Mike Harding were both standing down at the end of this year and replacements would be needed for next year.

8 Hon Secretary Report

Crown Estate rental agreements.

- Discussions had been held with Knight Frank, agents for the Crown Estate, who advised that the CCSC 25-year Moorings Lease expired in 2015, and a new 25-year lease, to run to August 2040, was required. The landlord's legal fees of £750 for solicitor and £750 for surveyor would be payable. A rent of £5000 pa was due from 2015, but only £4400 was currently being paid, leaving a shortfall of £600 for 5 years, totalling £3000. This could be repaid over the next 2 years.
- The CCSC 25-year Storage Area Lease covering the clubhouse and boat park is in place and runs to August 2040 but is due a 5 year rent renewal for period 2020 to 2025. This would be based on RPI over 5 years of 13.9%, discounted to 10%, raising the current £8700 pa to £9570. This could be implemented in stages over 2 years i.e. £9135 pa for 2020 to £9570 pa in 2021.
- It was agreed that Colin M would follow this through, liaising with Mike Conroy and Derek Abbott who had both been involved with previous Lease Agreements and rent renewal.
- Colin M would check for any flexibility in these figures and enquire whether the rental was a fair commercial rate compared with similar sized businesses.

Sport England emergency fund.

- The fund was currently closed to new applications and the CCSC submission was therefore on hold.

9 Operations Group Committee Report

- No update – (Post Meeting Note, the repair to the club access road was completed last Thursday and yellow lining will be carried out this Friday – Hon Sec.)

10 Moorings Report

- Ian G advised that mooring work remained well behind schedule and annual inspections not complete due to poor weather at the beginning of the year, Covid-19 restrictions, unavailability of Grafter and the broken club crane.
- There are no new moorings available at present and stock is run down although Dick M is continually looking to resolve the situation. Carole Green reported that some new members were looking for moorings.

11 Members Representative's comments

- Members Reps comments covered under Item 13.2 below.

12 Social Committee Report

- No update

13 Order of Business

13.1 Covid-19 Next Steps

From 26 July the regulations will change and allow the club to open changing rooms and showers. See item 6.

13.2 Request to Operations Group to provide recommendations for Autumn 2021 keelboat lift.

- David B had updated the **attached lift options paper** on the Autumn 2021 keelboat lift. This would be sent to the Operations Group for further detailed development and costings and a recommendation on its preferred option by end of September 2020.
- The 3 basic options were either, use of a boat lifter/shifter, larger keel boats to WPNSA or use of a 100ton crane. Although discussed in the past several times it was important for the Ops Group to try and find a consensus.
- If however the Operations Group was unable to reach agreement, the detailed options paper would be considered by the General Committee for a decision. Canvassing members at the AGM was not necessarily considered a good idea given the complex nature of the issue and level of detail needing to be tabled.
- At the last Ops Group meeting a detailed option to upgrade the club crane to manoeuvre keel boats had also caused much debate. However, this was considered secondary to the keel boat lift options currently on the table, which needed to be resolved first.
- Other points discussed on the options paper included the pros and cons of the lifter shifter, space availability in the boat park, benefits for dinghy and keel boat owners, available keel boat storage at the WPNSA.
- David B would send keel boat lift out options paper to Operations Group with note requesting its further consideration to resolve the matter by end September.

13.3 Facebook page management

How to respond to enquiries made via Facebook.

- Held over.

14 AOB

- James Oscar had requested assistance in stepping his mast given that the club crane was temporarily out of action. Suggested he speak to Dick M.
- John Harrington expressed concern about a leaking hydraulic pump on Grafter and its maintenance. David B would speak to Andy Greenshield about the matter.

15 Date of Next Meeting

- Tuesday 11th August 2020 at 19:30 via Zoom

Circulation

Andy Adler, Vice Commodore
Ann Varlow, Social Committee
Colin Munz, Hon Secretary
David Brock, Commodore
Debbie Bowers, Members Rep
Diane Fowler, Members Rep
Dick Moore, Moorings Officer
Elizabeth Bowers, Hon Treasurer

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Trustees

Attachment