

Royal Welsh Yacht Club

Minutes of the Management Committee Meeting held online and, in the club,
Thursday the 23rd of June 2022.

Members present:

Chris Jones	(CJ)	Commodore
Fiona Jones	(FJ)	Social Secretary
Malcolm Jones	(MJ)	Committee Member
Jane Crowther	(JC)	Treasurer
Frank Smykowski	(FS)	Social Media Secretary
Mark Rayment	(MR)	Committee Member
Natalia Gomez Escobar	(NGE)	Secretary
Clive Haycock	(CH)	Committee Member
Liam Adams	(LA)	Rear Commodore

Apologies for absence

David Richardson	(DR)	Southern squadron
Tom Edge	(TE)	Vice Commodore
Jan Edge	(JE)	Regalia
Dawn Smith	(DS)	Membership Secretary
Bethan Jones	(BJ)	Sailing secretary
Sarah Roberts	(SR)	Rowing secretary

Absent none

Elin Dillon	(ED)	Committee Member
Kate Jones	(KJ)	Committee Member

Approval of Minutes of meeting held on the 19th of May 2022

Proposed: Fi Jones Seconded: Clive Haycock Passed Unanimously

Conflicts of Interest None

Matters arising None

Officers' Reports

Commodore

PDSC are celebrating their anniversary on the 9th and 10th of July. Some RWYC members will be present.

Insurance: MJ has sorted it out and we would like to thank him for all the hard work. £3075 is our total premium. Our directors and officers are now covered. In fact, now, we are very well covered.

Bikes Antwr will be using the club on the 15th of July from 3 to 5 for their official opening. We will provide tea and coffee.

Vice Commodore

CADW have agreed to include a figure of £10,000 in their current financial year April 2022 to April 2023. £4500 this will cover the cost of the two intrusive investigations required to prove design assumption viability in relation to:

1 Cutting back of the steps to the landing to the male toilets which will enable the line of the existing fire screen to be retained with no loss of bar floor area.

2 Excavation to the terrace to confirm the sub strata is capable of supporting the new slab forming the foundations to the new building.

We will be required to match fund to the tune of 40% say £1800 or we can match fund using members free time to dismantle and reassemble the staircase. We will need to identify members with building/joinery skills to assist. This exercise needs to be completed in the next 3 months.

The remaining £5500 is for additional architectural advice relating to gaining approvals from:

- Historic Structures for the external works
- Listed Building for internal works,
- Planning Consent and continuing to work with CADW on the external detailing.

This exercise needs to be completed in the next 6 months. We will be required to match fund to the tune of 40% say £2200, we can also use members free time for some project management and minor building services input.

We will need to make a formal application to CADW for the grants, say by the end of July.

HOW DO WE MOVE FORWARD? We discussed two options of how procure the building bearing in mind CADW's financial rules of:

- Less than £5000 – single quotation.
- £5000 to £25,000 – minimum of three quotations.
- Over £25,000 – open tendering on the Sell to Wales Government web site.

1 A traditional route of appointing a full professional team to complete the detail design, prepare tender documents, cost planning, appointing a contractor and managing the contract through to completion. The fee would be in the order of £56,000. Using the information, we now have we would need to write a water brief and invite tenders from suitably qualified firms in Wales. We could fund match grants using project management and building services time. We would then make applications to HLF and CADW to fund the building works.

2 The design and build (D&B) route, we appoint an architect by obtaining 3 quotations against our brief to act as our advisor and inspector of the work through to completion, they would also prepare or advise on the content and format of our invitation to tender to D&B contractors, who would be responsible for the detailed design, all subcontractor designs, construction and commissioning of the lift and building. We would be limited to project management matched funding against the agreed contract sum. We would then make applications to HLF and CADW to fund the building works.

My preference would be option 2, using a group of 3 or 4 members with experience of construction as the RWYC project management team, the reasons are.

- In the wake of the Grenfell Tower fire, there are imminent and significant legislation changes to the construction industry, we will have very limited knowledge of them, whereas contractors will be obliged to be aware of and implement them.
- The contractor will be responsible for all health and safety issues on site.

- The contractor will appoint and manage all the subcontractors and the overall program.

- All design and procurement responsibility rests in one place.

A couple of final points.

1 We will be entering into a building contract of significant value maybe of £350 k to £450k, whilst our funding applications will contain contingency allowances of 15 to 20 % to deal with any unforeseen existing building issues, all building contracts do carry a risk, and from that point of view it would be preferable that the Club becomes incorporated to help manage the risks.

2 One of the main reasons building contracts suffer time and financial overruns is the Client changing their minds on layout, details, finishes or not having all the necessary approvals, before we go to tender, we must have all these potential pitfalls resolved.

Maybe it is time to put the plans to the membership and to find someone else than can help Tom to supervise the project.

Once the project starts, contracts will have to be signed as well as documents with Bike Antwr (we will be sharing the lift) and the flag officers might not feel comfortable with this unless we are incorporated.

Rear Commodore

Galley walls have been filled and painted.

The galley need a deep clean.

Sunday 10 am working party will hang all the pictures back on the wall.

After several discussions about the door it seems that the existing one is just fine and we don't need a card access.

We might look into charging visitors more at the bar.

The quotes we have received from Fi and Franck to buy new chairs are very high. We think the best way forwards is to have them refurbished at Cybin.

We need working party to apply the second coat in the railings or maybe we could pay the painter to do it.

Budget 2023, we should run it from January to December so it coincides with the new management committee.

Southern squadron

Nothing to report.

Regalia

Nothing to report.

Social media

Quotes received for chairs are quite high so re-furbishing idea is the best one.

Jo has written a monthly bulletin which is great.

Everything is live on the website including tickets for the dinner gala.

FS will remind Neville Roberts and Southern squadron about new email addresses.

Treasurer

Financial Position:

Business account	£	1,168.26
Subs account	£	66.01
Investment account	£	124,009.05
Petty Cash	£	58.19
Total at Bank	£	125,301.51

NOTES:

Since the last meeting, the only "significant" outgoings have been:-
Architect fees = £7515 paid out on 27 May (thank you to Malcolm for managing this while I was away!) The same amount has now been refunded by the Welsh Government.

Income:

Beacon = £578 from Gwynedd Council is in the bank and £333.33 is invoiced to Caernarfon Royal Town Council (not yet paid)

We are holding £4400.00 in ticket sales for the 175 dinner

Membership Secretary

New Membership Applications

To be voted in, in June Proposed: MJ, Seconded: LA, All in favour

Robin and Julie Evans
Simon Hardy and Ffiona Phillips
Mark and Julie Pearson
Darrel Walters and Evelyn Jones
Alun and Nici Jones
Becky Catling and Colin Taylor
Chris and Lois Jones
James and Michelle Rowland.

DS to check that our social membership still under 30%.

Rowing Secretary

With many rowers away on holidays or suffering the effects of COVID (or both in my case but that's another story!) outings and races have not happened as planned. Our Club's not alone in this as Porthmadog and Moelfre clubs have both reported smaller than usual attendees at their races. Rowers are able to hop in with other teams to make up a composite crew - which is scheduled to happen this weekend at Beaumaris. (Angie).

Normal club sessions - three planned or have happened for this current week (including last Sunday) Also a couple of refresher sessions with the Whaley boat and

a berth move for Uther at the Doc masters request. A potential new rower has been offered a taster session.

Plas Menai have not come back to me with a date for our return, hoping to hear soon. The British Rowing Offshore Championships will happen in Saundersfoot this coming weekend - www.britishrowing.org.

July events -

17/07/22 - Aberystwyth Joint League race

30/07/22 RWYC 175th Gala Dinner - reminders sent out to rowers.

Change of Date !! #30/07/22 Yachts + Celtics to the Bridge. Time TBC#

August events - keep the date:

#new event!! 02/08 Sail/row watersports event as part of the 175th Celebration. Time TBC.

04/08 Regatta race (three names so far) Open to other Club event. Time TBC.

13/08 Madoc dash

21/08 Row to Fort Belan. By kind invitation from Paul at Fort Belan. I've booked with Fort Belan and forwarded Paul's invite on to other local clubs. Other clubs will be responding directly to Fort Belan.

September events

Angie has registered two boats for the Great River Race and will be confirming our booking with the race organisers next week.

Thanks Mike H and bailing team, Angie and Clive for your input and support.

Towing - if anyone is able to tow the single or double trailer to races or events please let me or Angie know.

LA Whaley boat needs servicing.

Social secretary

117 people have booked for dinner gala. We need 150 to break even.

Raffle tickets are being sold.

70 people are coming to LaLa rally. Still no volunteers have come forward.

Sailing Secretary

Regattas: safety flags have been checked. .

We need to do a dry run to make sure everything is in order.

We have tankards in 3 different sizes for first, second and third prizes. **CJ will buy some more sets.**

Secretary

Signed Crown Estate Racing Buoy Licence on behalf of flag officers.

AOB

July the 2nd we have meet the committee at 6 m. We are making a paella in the Barbican.

Incorporation: next meeting we have to decide if we are ready to put it to the membership. For this we need to have a draft to send to the membership so they vote at the AGM.

Date of next meeting:

Thursday 21st of July 2022