



**PAYNESVILLE MARINA
ANNUAL BERTH HOLDER MEETING NOTES**

4 OCTOBER 2014

Venue: Paynesville Community Centre

2:00pm

1. Staff and Councillor(s) Introduction

David Moir chaired the meeting and introduced Council staff present.

Apologies: Nil

East Gippsland Shire Council Staff present

Name	Position
David Moir	Acting Director Development
Graham Reeve	Marine Supervisor
Chris Albon	Acting Manager Capital Projects

Berth Holders Present

Alan Wilson	Berth Holder
Brent Balchin	Berth Holder
Geoff Pritchard	Berth Holder
Ian Hall	Berth Holder
Bob Cove	Berth Holder
Sue Dillon	Berth Holder
Council Dillon	Berth Holder
John and Penny Jennings	Berth Holder

Council William Chapman	Berth Holder
Jelle Burggraaff	Berth Holder
Rebecca Mathis	Berth Holder
Rhonda Richardson	Berth Holder
Doug Richardson	Berth Holder
Jan Dodson	Berth Holder
Tony Dodson	Berth Holder
Matt Edwards	Berth Holder
John Underwood	Berth Holder
Pete Blainey	Berth Holder
Leigh Collings	Berth Holder
Peter Hackman	Berth Holder
Michelle & Larry Field	Berth Holder
Council Mason	Berth Holder
George Neill	Berth Holder
Liz & Roger Berry	Berth Holder
Kemble Miller	Berth Holder
Elizabeth & Robert Finley	Berth Holder
Robert Fairley	Berth Holder

Before the meeting was formally under way, berth holders inquired as to why the 2013 AGM minutes were not being discussed as part of the AGM.

Council replied that the non-availability of last year's minutes was an oversight.

Operations and Maintenance Financial Summary.

Council began to outline the 2013/2014

Berth holder enquired as to the breakdown of O&M costs

Council explained that costs included:

- Ramps to the marina were replaced last year.
- Some deck planks required replacement.
- Jetty 5 water and power cost approximately \$20k each per year.

- Apportionment of salary of officers involved in Marina Management.
- Washing machine and dryer replaced.
- Berth holders' facility maintained.

Berth holder asked if the majority of O&M is salaries. Council replied that cost of salaries was included as part of the cost, and was spread out over all marinas.

Berth holder inquired as to whether we could have a breakdown of O&M at AGMs. Council replied that was a decision for Director Development.

Action: Council to check with Director Development re the distribution of O&M breakdown.

The berth holders noted that this should be an open and transparent process.

Berth holder inquired re the timetable for this response by Director Development.

Council replied that a response would be available by 31 December 2014.

Marine Supervisor's Report

The report was handed out at the meeting.

Council brought to the meeting's attention:

- Extensions to wings on access gates would hopefully keep more people off the marinas.
- Council also noted the continuing issues with mooring lines, with ropes tending to fray due to a variety of fasteners.
- Public liability is an ongoing issue and the Marine Supervisor is still attempting to contact owners.
- Email communications in lieu of mail-outs would decrease costs.

Council detailed more maintenance. Surveying and lighting inspections were due this year.

A berth holder noted that Jetty 2 lights were not operating. Council replied that the contractor had already been notified.

A berth holder noted that Jetty 3 maintenance is quite good, especially considering other jetties around Australia, and he was happy with maintenance.

Berth holder enquired if CCTV is going to be installed. Council replied in the negative.

Fees and charges

Berth holder stated that the rise in O & M costs is considerably higher than inflation. Council stated that the rise was CPI plus costs (as per the PowerPoint slide displayed at the time). The process was that the Fees and Charges were advertised in May and adopted by Council in June.

Rental rises went through the same process.

Consultative Committee

Council reported only 3 nominations were received from Slip Bight, with none from Metung or Chinaman's Creek. Council is reviewing the operation of the committee as to what is the best way to communicate between berth holders and council. A review is in process as to what is the best method of communication between Council and the Berth holders. Anyone who has any thoughts as to how it could operate let Council know but in the meantime use email to feedback@eastgippsland.

Berth holders asked if the Consultative Committee is defunct while this review is in progress. Berth holders commented that they were not happy if the committee had closed down and enquired whether interim arrangements will be put in place. Council replied that there is no quorum, and therefore the Committee could not operate.

Berth holders expressed disappointment that the Consultative Committee is no longer operative and asked whether there will be interim arrangements put in place considering there are enough Slip Bight Representatives present to form an interim committee. Berth holders inquired that if an interim committee from Slip Bight was formally adopted, could we go to committee now. Council replied there is no problem having representation from Slip Bight and meetings involving Slip Bight in the interim, however, this will not be a formal committee as it does not meet the terms of reference as adopted by Council.

Berth holders suggested that the AGM is the forum for any election. If one of the three nominees from Slip Bight stands down, the requirement of 2 nominees will be met. It was stated that Slip Bight should not be disadvantaged if no-one from the other jetties nominate. It was decided by the berth holders present at the meeting that the 2 nominations from Slip Bight are Bob Cove and David Mason. Council replied that there was no problem going ahead with a committee including the two nominees from Slip Bight, but it would be an informal meeting until a quorum is achieved or there is an adoption of the interim meeting by Council.

Berth holders stated that the terms of reference allowed an ability to co-opt people on to the committee. They stated that they could talk to berth holders from other marinas and co-opt them for the Committee. This would achieve the required quorum.

Berth holders were concerned that decisions affecting Slip Bight were being made by people from Metung who were on the Committee.

The use of email as a form of communication was discussed, with the recommendation to use this method where ever possible.

General Business:

Contracts

Berth holders referred to the 2013 AGM and announced one issue from the last AGM – Item 8. Berth holders stated that Paul Holton advised he would take on board the item regarding contracts and advised that he and Tony Brett would follow up - this action item is not completed and is not in line with the Council code of conduct. The 4 week time frame has not been met.

In July at AGM it was noted that there was an issue with contracts to which no response has been received. Berth holders met with Tony Brett to detail concerns and sent him an email to confirm meeting but nothing further was received. In November the consultative committee met without notice to berth holders. General upset that berths were discussed and committee called for a report to be tabled at the next consultative committee meeting. On February 14, a letter was written to relay problems; this was followed up with confirmation emails. Stated by berth holder that Paul Holton said the Consultative Committee supported the clauses in question but the minutes did not confirm this. Council was to investigate current industry practice and review re other marinas.

At the 26 May Consultative Committee meeting the contract issue was not raised, it should have been tabled. Only 1 representative from Slip Bight was present.

Later correspondence was received from Council to raise the issue and try to relate the issue back to the Consultative Committee to decide the issue. This is a confusing process. One berth holder stated that in 2011 it took 17 months to have his contract in hand. This is believed to be a serious issue and needs to be solved now.

Berth holders also commented that they believe people from Metung are unaware of the contract issue, and inquired as to how many dramas there are for Metung. The Acting Director Development noted that marinas are now under his management until the end of the calendar year. The Acting Director committed to sit down with representatives from the berth holders present at this meeting before 31 December 2014, and to have a recommendation submitted to Council's Executive Group for discussion. The berth holders agreed with this timeframe.

The Acting Director replied that he was available for meeting(s) prior to this and anyone interested in attending such a meeting could let Council know by the end of the meeting along with advice of email address.

A berth holder inquired as to whether it was possible to Skype into meetings in lieu of personal attendance. Council committed to investigate this method of communication.

Berth holders queried where the proceeds from berth rentals go other than the berths. Council advised that we form a Committee of Management for Crown Land and a condition of that agreement nominated where the revenue has to be spent, including foreshore management on Crown Land. All O&M goes into management of marinas but the fee component goes into foreshore management.

Berth holders inquired as to what foreshore is involved in the management and what the money was being spent on. Council advised that the money is spent on foreshores including 20 public jetties and boat ramps managed by the Council.

A berth holder commented that it is ironic that berth holders are paying for jetties and ramps for anyone else to use.

Berth holders asked where the Cruiser Club fits into all this. Council replied that the Cruiser Club lease is available at the moment and has been advertised for Expressions of Interest in line with the statutory requirements.

Berth holders discussed the situation with the Cruiser Club with at least one member putting forward that the Council alluded to the advantages of the Cruiser Club during

the process of leasing berths, however, another member vouched that this was not the case in his dealings with the Council. It was also noted that the Cruiser Club Lease was not a berth holder issue, and therefore should not be discussed at this meeting.

A berth holder who was a first time attendee announced she was astounded at the size of representation at this meeting and it was indicative of a feeling that something is not right.

A berth holder suggested the cleaning contractors are not doing their job as the facilities are disgusting. There are problems with shower screens not reaching the floor and the whole floor gets wet. The screens should be extended to the floor when they are replaced. They suggested that a bucket and mop should be supplied.

Council responded re the wet floor, that there have been requests to remove the bucket and mop and further requests to replace the bucket and mop. There was also a request that one shower have no screen. Council will consider extending screens to the floor when replacement is due.

Berth holders commented that at peak user times it would be more appropriate to have more bins. They pay a fee to have those bins emptied and we're not sure we are getting value for money. Council advised that they are investigating the possibility of doubling the amount of bins.

Berth holders noted that a jetty trolley had been thrown in the water and carpark lighting to jetty 2/3 needs replacing. Council replied that the electrical contractor has been notified to rectify the lighting situation.

Berth holders enquired that although Jetty 5 O&M was frozen for three years, was there accumulation going on in the background? Council replied that after three years the standard increase would apply and added that the first two re-tensioning at Jetty 5 were under warranty and the last one was a cost to Council.

Council asked if there were any further issues to discuss.

No further issues were announced.

David Moir closed the meeting at 3.50pm