

# Annual General Meeting

1st May 2022 - 4.30

Shareholders only.

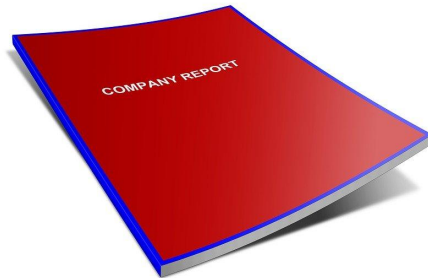


TARA GLEN  
GOLF & COUNTRY CLUB

# Agenda

- ❑ To receive the Chairperson's Report.
- ❑ To receive and approve the Directors report and audited statement of accounts for the year ended 31/12/202.
- ❑ To set the licence fee for the 2023 season
- ❑ To re-elect/elect directors:
  - (a) The following directors retire in accordance with the Articles of Association of the Company and being eligible offer themselves for re-election:  
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  - (b) To consider any other such nominations for director, as are properly received in accordance with the Company's Articles of Association  
Niamh Loughran
- ❑ To re-appoint Sean Brennan & Co Accountants Limited as auditors to the Company and to authorise the Directors to fix their remuneration.
- ❑ To receive an update on Glencove Treatment Plant.
- ❑
- ❑ To receive an update from the Golf Development Committee.
- ❑ To receive an update from the Park Development Committee and proposals for funding of any plans agreed
- ❑ To transact any other ordinary business that may be brought before the meeting.

# Chairperson's Report for 2021.



**Eileen Gillespie**

**April 2022**

# Why I took the role

2019 - 1st Year

2020 - 2021 COVID

2022 - normal

- Support.
- Appreciation of TG

Now Prepare For the future

# Tara Glen

## Reminder:

Tara Glen is a mobile home park with golf facilities that aims to be inclusive of all its users and welcoming to family groups.

- Golf - shareholders own the golf membership - non transferable
- Children up to year of 21st birthday are included in annual subscription.
- Den is included in membership fee.
- Complaints are fed back and given appropriate time at Board meetings.

# Since AGM Oct 2021 / 2022

- 4 mobiles were sold 170 - 425K Robust list of interested buyers. 1mobile currently for sale
- 3 mobiles moved internally
- 9 new mobiles due in 2022 (5 done to date)
- Major tree surgery - golf course, entrance to park, dodds rock road.
- Planting done on road into TG - facelift of skip area -
- Ramps into park have been modified
- New alarm and smoke detection in clubhouse, den and downstairs den.
- New spotlights - clubhouse porch
- New road lighting on road to the water tower.
- Men's restroom updated
- Large playground - some work done -
- Working with a H&S consultancy firm - implementing recommendations - staff training.
- Insurance - group scheme 2nd year.
- By laws updated
- Park development committee - update later.

# Bar 2022.

- Plan to have increased waitress service for outdoor area.
- Buffet allowed again
- Clubhouse is for all members and family groups and younger members are welcome (COVID meant we had to have some restrictions - numbers)
- Children not allowed after 8pm
- Junior snack area replaces Bunker bar and will be open when ladies and mens competitions are on - Tue, Wed and Sat. Trial evenings for teen den July.
- Wood fired Pizzas available July onwards

# Tara Glen Group Insurance

Currently 179 mobiles in scheme

Considerable administration for Ray & Pauline.

Number of premiums still outstanding.  
(30/4) Danger of non cover!!!!



# Tara Glen Group Insurance

Late to scheme - cover may be refused

Those in scheme will shortly receive confirmation by email containing:

Policy booklet, Summary of cover and contact details for any claim

# Tara Glen Group Insurance

Note: Claims go through FBD - not TG or R Walker

members surveyed to see if there was interest in a top up scheme (difference in pay out v replacement)

Only 30% response - not pursuing this option at present.

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# Finance Director's Report

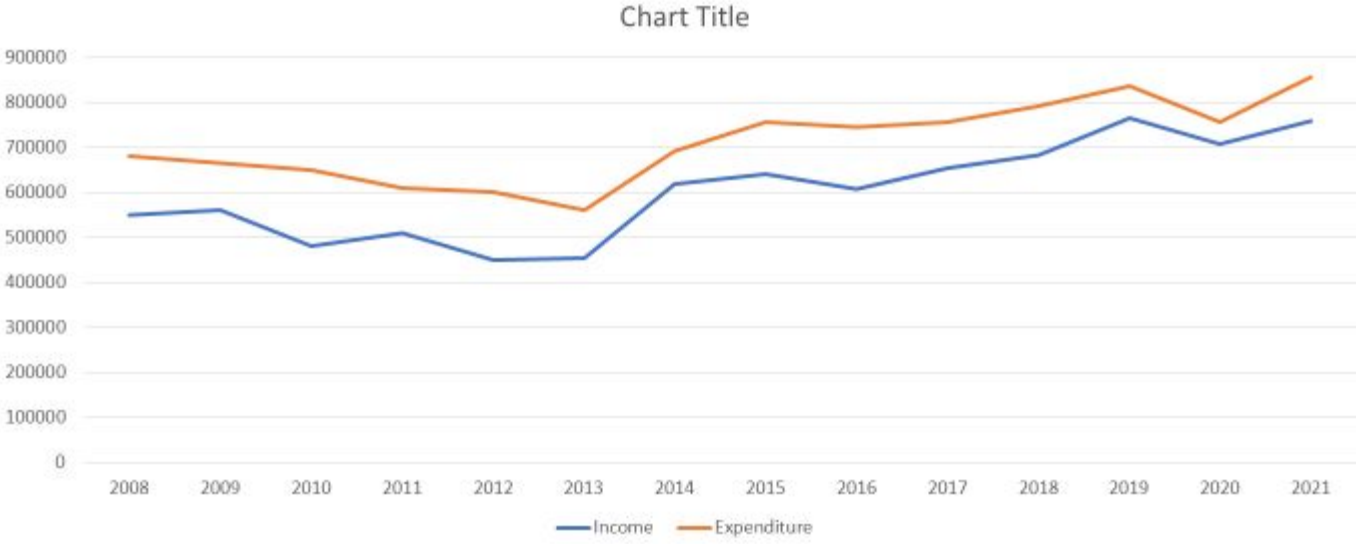


**John Gilsean.**

# Annual Account 2017 - 2021.

	2021	2020	2019	2018	2017
Income park	684,060	652,774	683,100	601,869	566,943
Expenses	<u>(758,184)</u>	<u>(661,246)</u>	<u>(718,646)</u>	<u>(697,832)</u>	<u>(652,957)</u>
	(71,374)	(10,798)	(35,546)	(95,963)	(86,014)
Income bar	73,674	53,239	81,992	80,818	87,521
Expenses	<u>(97,861)</u>	<u>(93,989)</u>	<u>(116,227)</u>	<u>(93,375)</u>	<u>(101,938)</u>
	(24,187)	(40,750)	(34,235)	(12,557)	(14,417)
Combined (revenue)	(95,516)	(51,548)	(69,781)	(108,520)	(100,431)

# Income V Expenditure 2008 – 2021



# 2021

1. 8% holiday pay to part time employees.
2. Pay increase for permanent staff -introduced annual review program.
3. Re- introduced STP and recommenced golf development programme
4. Introduced H&S consultancy firm and associated corrective costs.
5. COVID - increase in staff - limited numbers and events - loss of income.

Facilities have improved year on year and Value of asset has increased - sale prices achieved are increasing

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# Licence Fee

lower amount applies if total amount paid by 31st May

- 2010 €3,246
  - 2011/12 €3,100 / €2,950
  - 2013 €2,950 / €2,800
  - 2014 €2,750 / €2,600
  - 2015 €2,750/ €2,600
  - 2016 €2,750/ €2,600
  - 2017 €2,900/ €2,750
  - 2018 €3,125/ €2,975
  - 2019 €3,125/ €2,975
  - 2020 /21 €3,225/ €3,075 (facilitated annual, biannual and monthly payments)
- Current 2022 - €3,325 / €3,175

# Reality Check

Not sustainable to carry on operating the golf course to the level it is & maintaining / improving park facilities without an increase of fees.

Park	Annual Fee
Tara Meadows	€3,000
Prospect	€3,500 - 3,600
Courtown parks	€2,800 / 2,900
Potters Point	€9,800 and 10% of selling price back to the company

# Proposal 1.

**For 2023 to increase the license fee to € 3,725.**

**Why we need to increase**

- 1. Build up sinking fund.**
- 2. replace and improve playground facilities**
- 3. replace the golf hut**
- 4. den equipment**
- 5. to manage increases in cost of goods.**

## Proposal 2.

**To introduce a payment of a fee of 5% of the sale value of mobile (plus V.A.T.) to the company.**

**Vote on proposals.**

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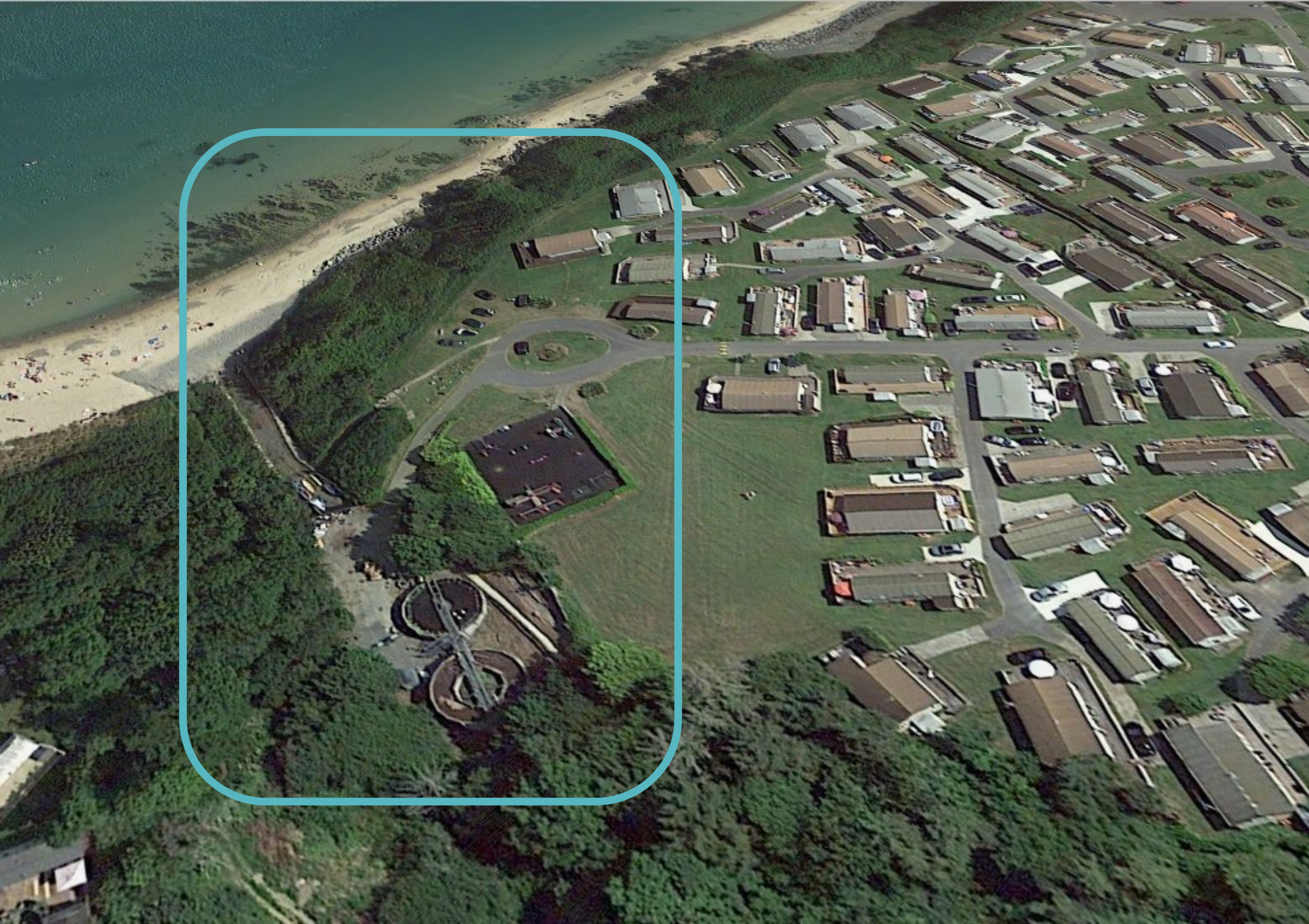
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# GlenCove Ltd

**Provider of WWT facilities to TG/TC and others**





# WWT in TG



- Tara Glen manages its own wastewater and rainwater runoff systems, we are not connected to the public system
- We own 50% of a company called GlenCove which provides these services to TG
- Tara Cove owns the other 50%
- GlenCove provides waste water services to TG, TC, The OG, and surrounding houses

# How it works

- GC managed on a voluntary basis by 4 Directors
- John Hamilton / Pauline Mooney / Eugene Smartt / Sarah Halpin
- J Cronin previous Director continues to provide important professional advice and support
- The plant is operated and maintained by EPS under a contract from GlenCove
- The revenue of GlenCove is derived from charges to TG/TC/OG and the others

# How it works

- Costs normally < revenue, significant sinking fund had been built up, reduction in charges of 15% some years ago
- 2020 significant upgrade required H&S improvements €75k
- 2021 storm damaged the outflow pipe, replacement needed, now taking place €200k
- Sinking fund now gone , must now be rebuilt, 15% additional service charge previously waived will be reinstated

# How it works

- The system works well
- It is well maintained and operated
- The discharge is within limits with one exception
- In 2021 monitoring of the sea water quality found it to be Blue Flag “Excellent” on 5 occasions
- On one occasion it was Blue Flag “Good”



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# Golf Development Committee

D. Lawlor, (chair) F. Brennan, J McGreevy,  
C Collins, T Popplewell, P Ryan, R Walker and Captains

# Winter 21 / Spring 22

## Winter Program

- Tree pruning/crowning
- Drain on 4th
- Tee Program
- Verti-draining/air jetting greens
- Fertilizer program
- Sanding fairways
- STP support



# 2022.

- No major development plans
- Continuous improvement
- Continue to use STP to support Tim/Paul
- Machinery stock up to standard, financed by leasing
- Member responsibility:
  - Sand bags
  - Pitch Marks
  - Bunker care

*The biggest asset of any golf club is the golf club*



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# PDG - Brief

Park Development Group formed as a result of AGM 2021.

Members: John Gilsenan (Chair) Elaine Coghlan, Finbar Dolan, Barry Murphy, Pamela Renwick, Niall Tuite.

## **Objectives:**

**- To map out future non-golf infrastructural development in Tara Glen.**

- To develop a strategic plan for development (short and medium term) and funding that should be approved by the Board for communication to shareholders at the May 2022 AGM.

## Strategic Plan

Short	Short/ Medium	Long Term – not within PDG remit
Bins / Recycling Area B Murphy, P Renwick.	Clubhouse redevelopment – incorporate golf shop / offices Hosting large and small events	Boundaries of Park – Camphill etc
Playgrounds N Tuite, E Treacy.	Bunker bar, outdoor decking and outdoor seating areas	Par 3 plan (with golf development)
Mini/ Crazy Golf Area N Tuite, E Treacy	Football Pitch area – ‘Sport’ Area – Astro football pitch	
Tara Glen Entrance P Mooney, B Murphy, P Renwick – remove excess signage/ redesign	Putting Green/ Chipping area/ ‘Himalayas’ golf	
	Tennis courts / padel courts/ BMX/ Boule/ Bowls	



# Shareholder Feedback 2022



# Park Resource - Playground -

Your Feedback clearly indicated the following

- It needs to be replaced

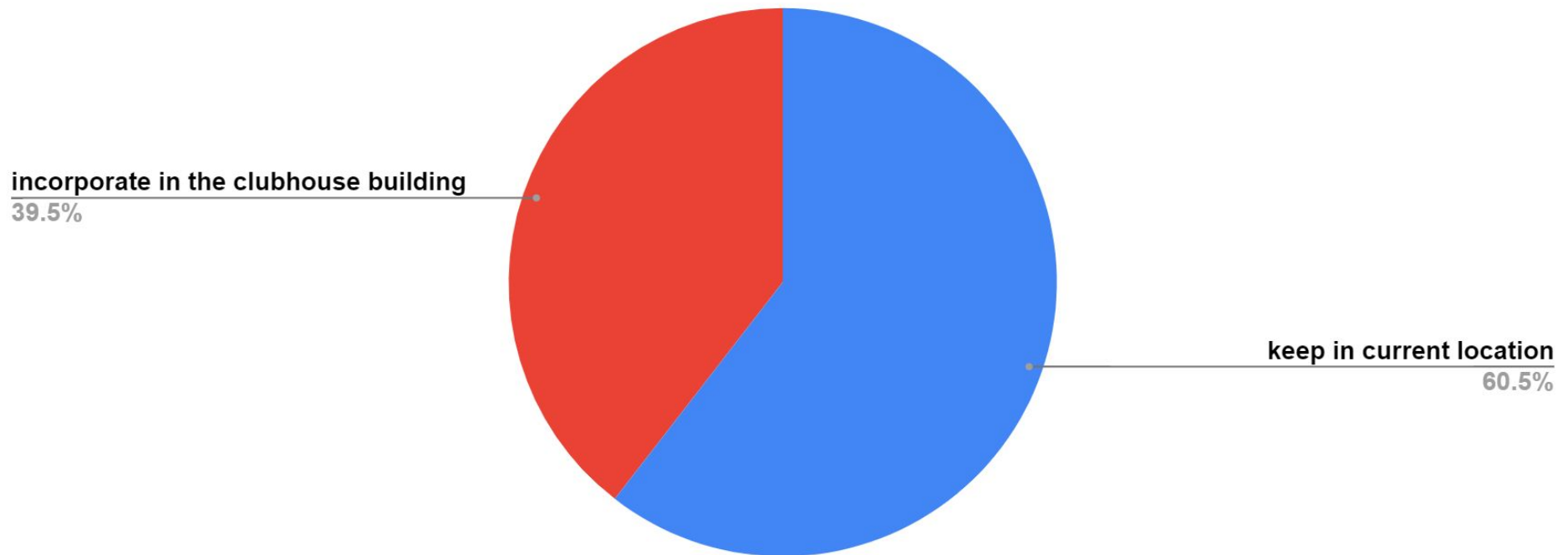
- It needs to conform to H&S standards

- It should accommodate a range of ages by having a variety of equipment

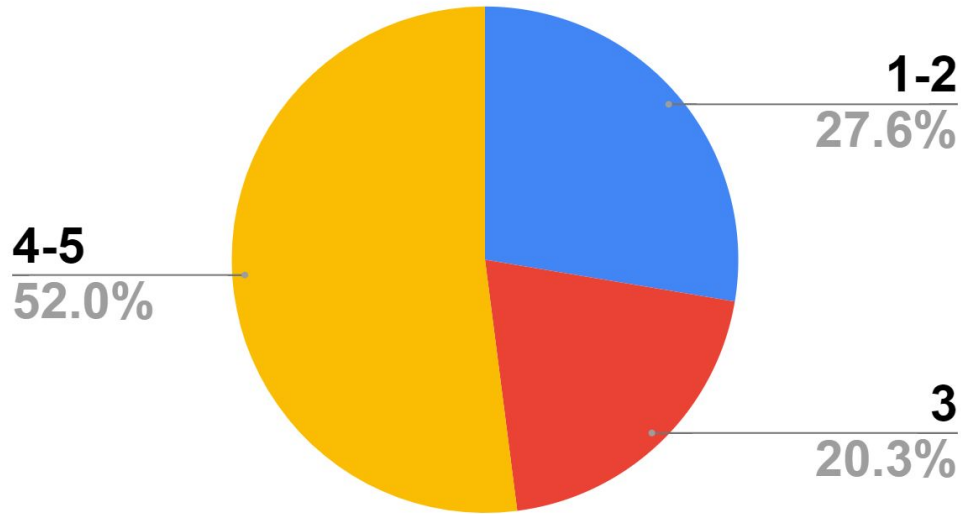
This is a shareholder expense and needs to be factored into annual spend

Golf huts and Managers office - In the near future these will have to be replaced - would your preference be to .....

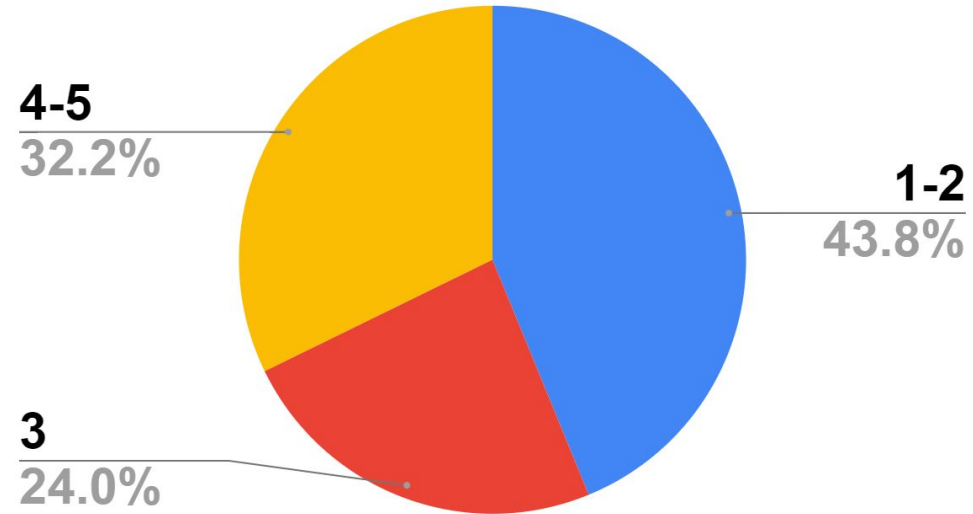
**Golf huts and Managers office Location**



Improve entrance/access into bar area

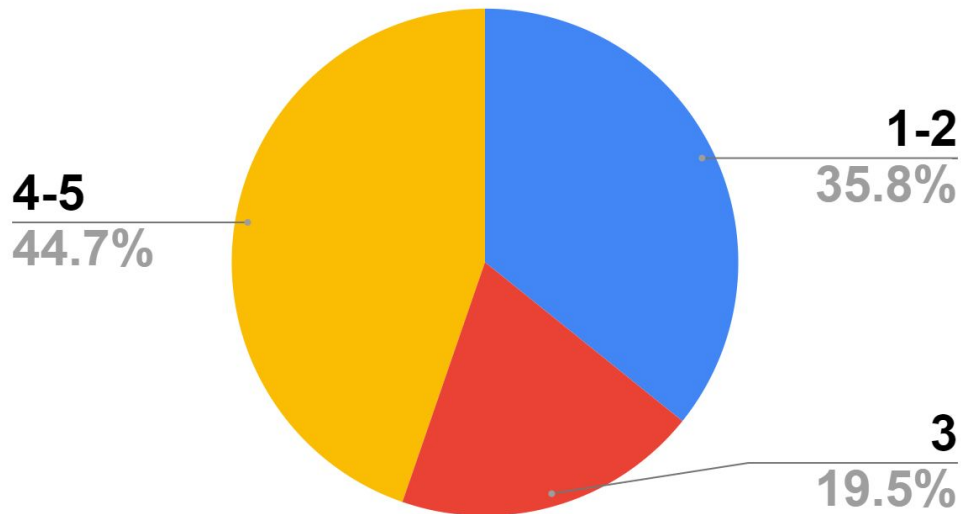


Improve technology access - sound system and Wi Fi

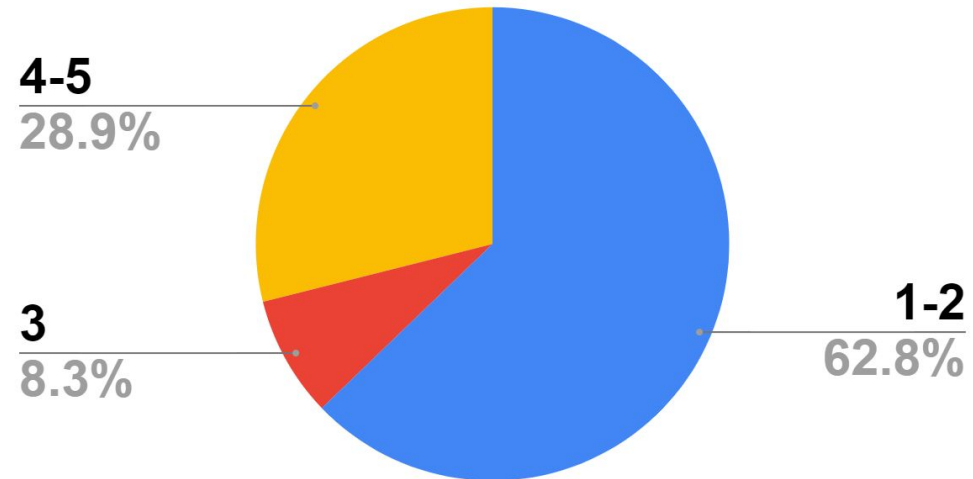


1 being most important and 5 being least important. (141)

Upgrade toilet and changing facilities

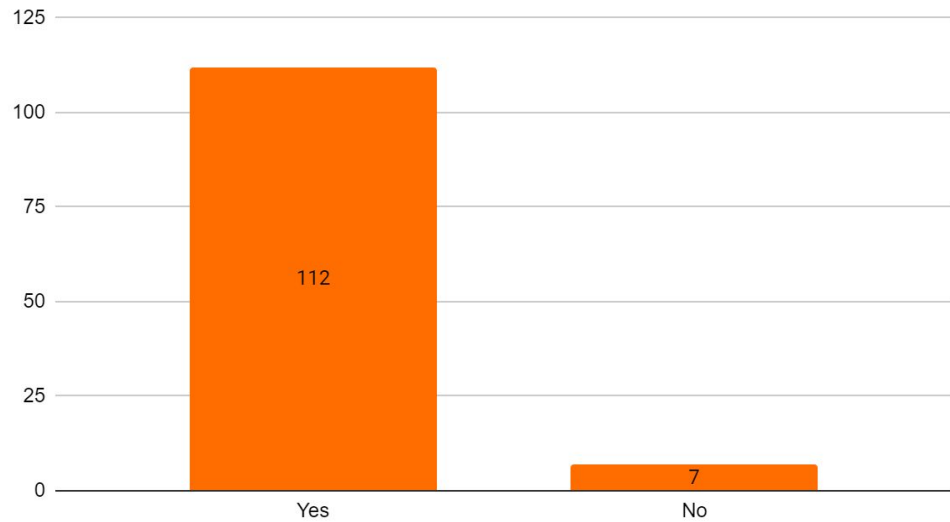


Larger patio area, better protected from breezes, more southerly facing

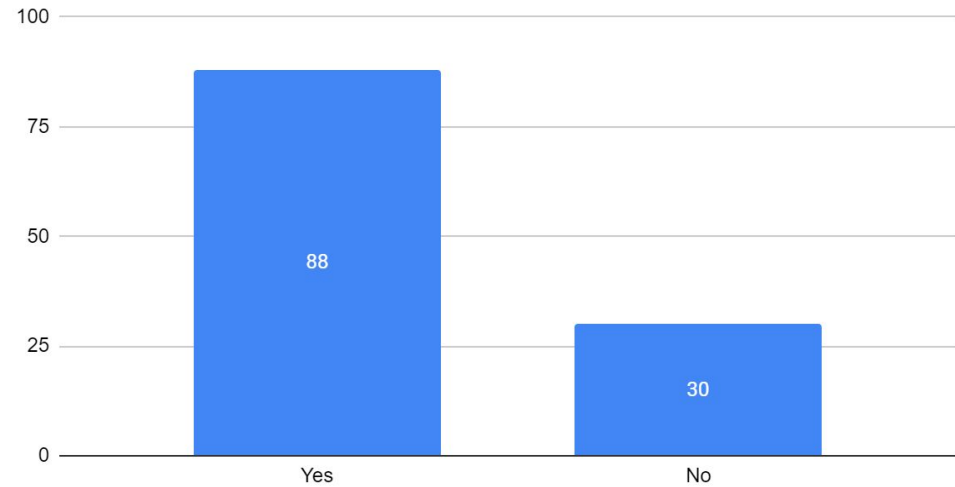


# Car Parking

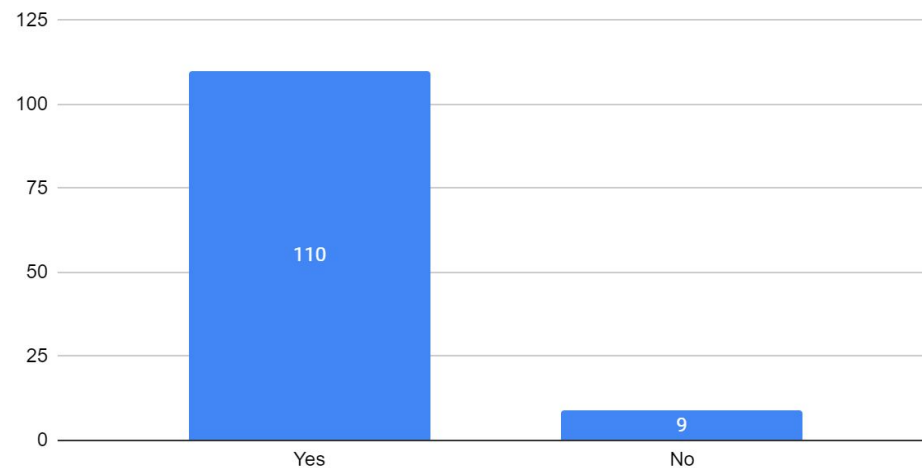
**Bottom half of the car park as an outdoor seating**



**Car parking at the club house should be limited / restricted or stopped on certain days.**



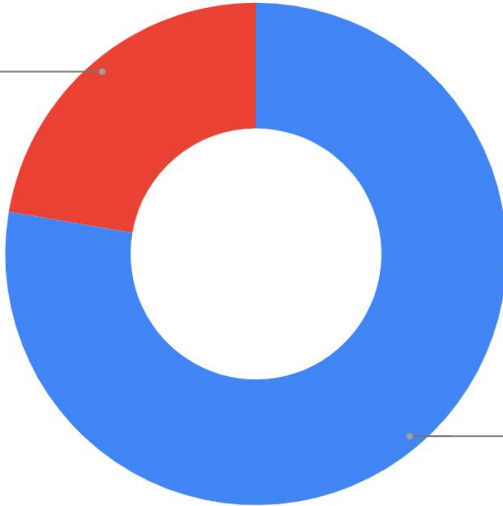
**Have you any thoughts on how car parking could be improved on site or at the clubhouse.**



# Please choose Agree / Disagree with the following statements:

A) The football pitch is fit for purpose

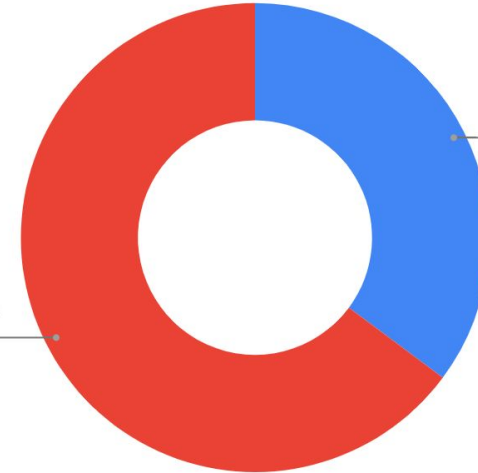
**Disagree**  
22.3%



**Agree**  
77.7%

B. The football pitch should be levelled and a drainage system put in place

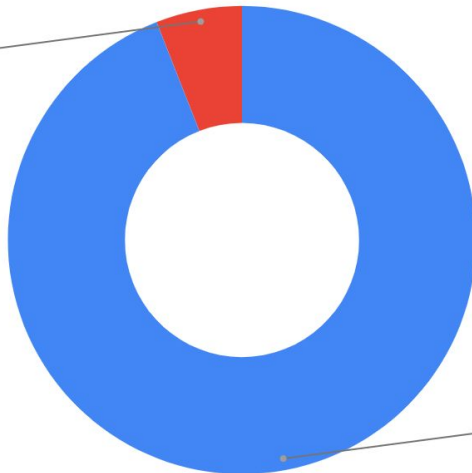
**Disagree**  
64.8%



**Agree**  
35.2%

C. The high netting behind the Goal nearest mobiles prevents footballs landing on decks.

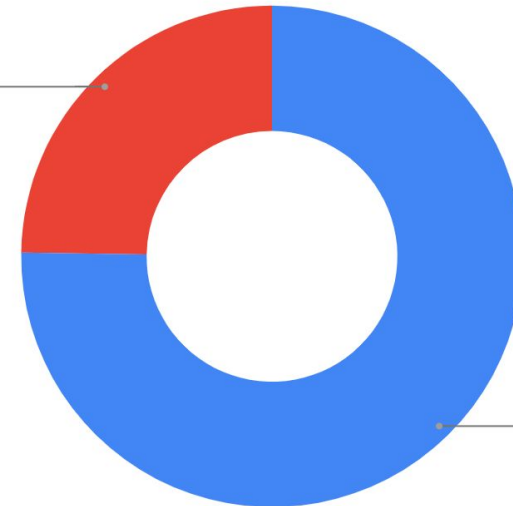
**Disagree**  
5.9%



**Agree**  
94.1%

D. The tennis courts are fit for purpose

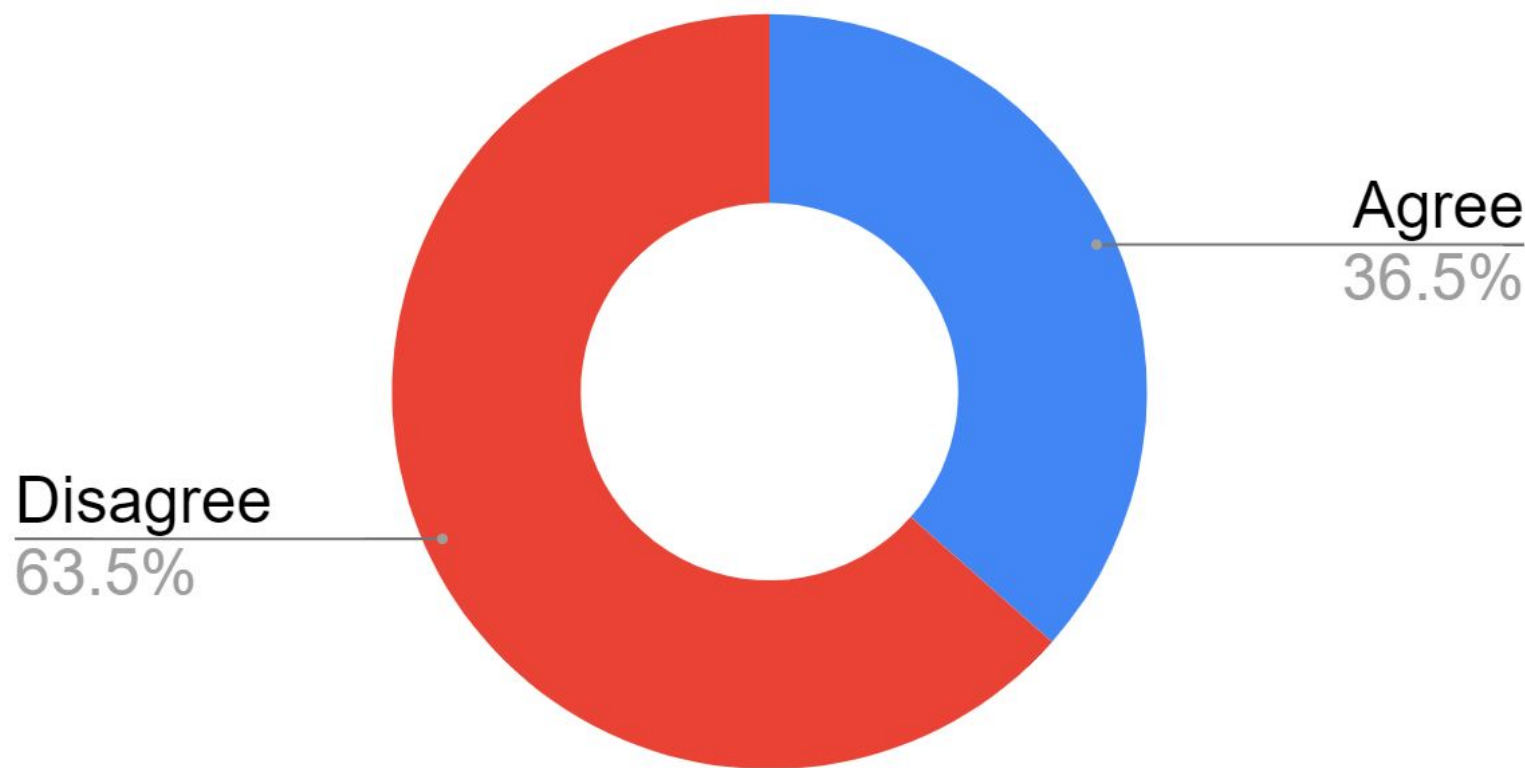
**Disagree**  
24.8%



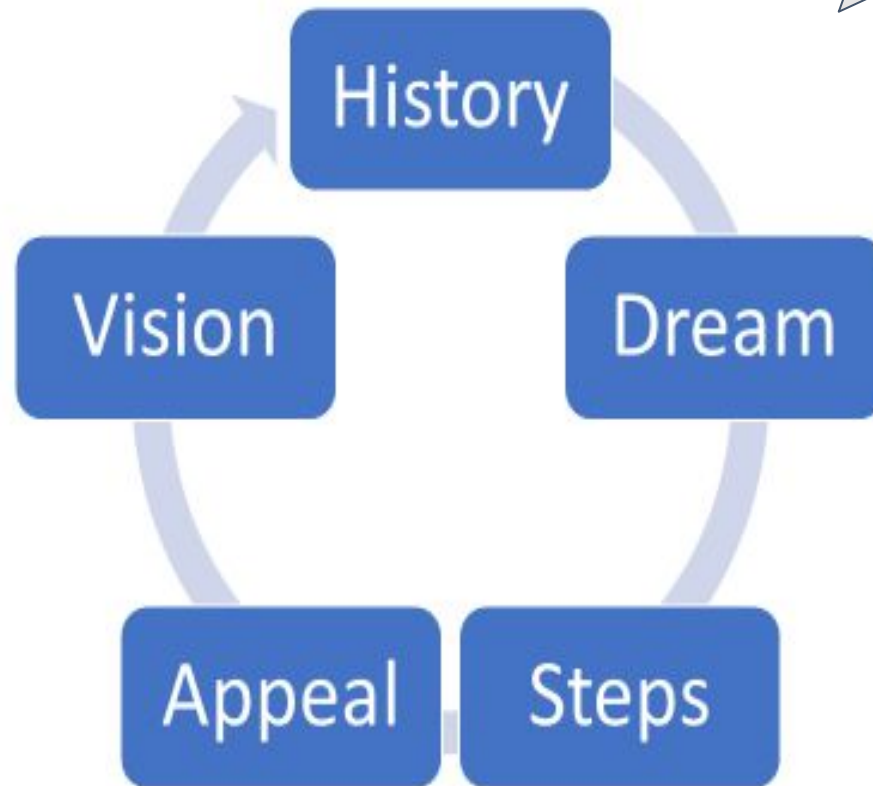
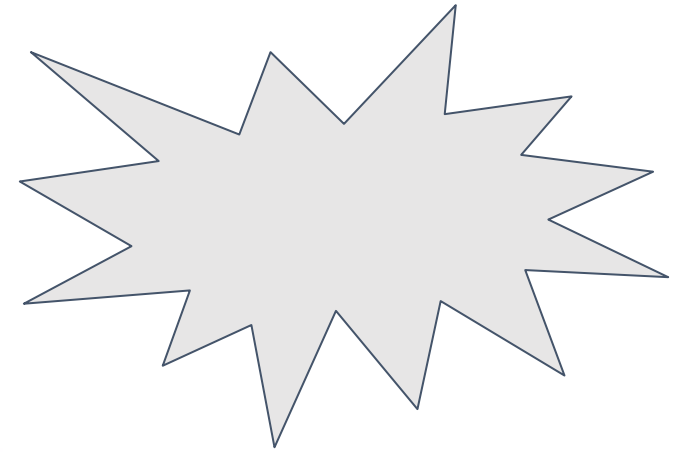
**Agree**  
75.2%

Please choose Agree / Disagree with the following statements:

**E Money should be spent on a better surfacing for the tennis and basketball courts**



Passion Of Why .....



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AOB

End Of Meeting - Thank you for attending

# DAFT

DAFT have been used in the past to sell mobiles by current and previous managers

Ad placed by manager and shareholder refunds cost.

Mobile 210 and other high end mobiles (jack's hole) created a 'storm' given current housing market.

Over 30,000 hits in 2 days - mainly as a result of social media.

Ad withdrawn by DAFT - will no longer take mobile home ads - full refund.

# Bye Laws

*4(b) Shall cause Rules, Regulations and Bye-Laws to be made for the purpose of regulating and determining the rights and uses of the property, premises, facilities and lands in the interest of good and proper estate management and for the safety and convenience of other Licensees and permitted users of the property AND the Licensee for himself, his family and all those permitted to use the property by or through the Licensee as hereinbefore provided will ensure that all such persons will comply with each and every bye-law, rule and regulation made by the Licensor and for the time being in force governing the use and conduct of the users of the property and the premises and facilities thereon and which said bye-laws, rules and regulations had been made available to the Licensee prior to the execution hereof and the Licensor hereby reserves the right to alter amend or change any such bye-laws, rules and regulations during the period of this Agreement AND any such alterations, amendments or changes shall be furnished to the Licensee by the Licensor and the Licensee shall be bound by any such changes 7 days from the date of the issuing thereof. The Licensor shall have the option instead of serving copies of any such alterations, amendments or changes to the Licensee to post same on the notice board situate within Tara Glen Golf & Country Club premises and the Licensee shall be deemed to have notice thereof 7 days after the posting of same on the said Notice Board as if same had been personally served upon the Licensee.*

# Bar Card - raised at AGM and in survey feedback

	AB Systems	Smart Club Solutions
Cost	3,000	8,700
Can the card work with multiple terminals in different locations?		
Can we put a start and expire date each year on the card every year?		
can the customer top up the card from a bank account?		
If the customer does not have their card can a transaction still be processed		
What happens if a customer reports a card lost / stolen?		
Does receipt show balance?		
How does card holder view their account?		
How secure is the data?		
What happens if internet down?		
Can the use of the card be secured by a PIN number?		
Can the cards be linked to google pay		
The system would need to be approved at the May AGM and then in operation by June - is this feasible?		
Can a customer be rewarded for spend over a certain amount?		