



## MINUTES of SPECIAL GENERAL MEETING

Sunday 7<sup>th</sup> January 2018 @ 2pm

### Terenure Badminton Centre

**Present:** Tommy McGrath (President, in the chair)  
Roy Cobbe (Chairman)  
Kevin McGrath (Honorary Treasurer)  
Siobhán Dollard (General Secretary)  
Joe Byrne, Aoife Lennon, Catherine Smyth, Gráinne Kinnerk, Avril Dungan, Mark Topping, Vinod Pillai, Lesley Cobbe (Executive Committee)  
Brian Herman, Declan McGinn & Har Allison (Trustees)  
Jean Kelly (Vice-President)  
Breda Connolly, Dick O'Rafferty, Tom McGrath, Joe Buckley, Pat Marron, Jim Callan, Muriel Moles, Gay Dinan (Life Members)  
Jean Denihan (Baldoyle Centre Manager)  
Brian Kelly, Ita Marron (YAC's), Veronica Farrelly, David Murphy (DDLCC)  
Ronan Rooney (BI Chairman)  
John Taylor (Architect)

**Club Representatives:**

ESB, Danum, Raheny, Old Bawn, Dundalk, KADCA Jnr, Knocklyon BC, Kilcullen BC, Portarlinton BC, KADCA, Ailesbury, St Brigids, Rathfarnham Parish BC, Mt Pleasant, South Dublin, Roundwood, Pembroke, Whitehall Jnr BC, Terenure College Jnr BC.

**Apologies:**

An Caislean Nua, David Grimes, Mary Dinan, Derek Stewart (Honorary Life Members)

Before the meeting starts Tommy McGrath (TMcG) asks everybody to stand for a minutes silence in memory of members who passed away recently and all past members of Leinster Branch.

Tommy then opens the SGM by welcoming all Leinster Honorary Members, Club Secretaries, BI Chairman and read's the apologies. Before he hands over to Roy Cobbe (RC) and Kevin McGrath (KMcG), he states that the Leinster Branch have been given a fantastic opportunity and that the Executive always put the best wishes of the Branch first.

TMcG hands over to RC.

RC introduces himself as Leinster Branch Chairman and a member of Portarlinton Parochial BC. He explains that KMCG is going to present the Motion being brought forward today the Leinster Branch Executive Committee. He asks that all questions are left until the Presentation is completed.

KMcG thanks RC, starts by introducing himself as Treasurer of Leinster Branch and points our emergency exits. He goes through Presentation (attached) and reads the Motion that has brought us to this Special General Meeting today:

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*“That the Branch agree to sell a site of 0.4 acres approximately at Terenure Badminton Centre, shown edged in red on the map attached to this Motion, to Coliemore Homes Limited for the sum of €1,450,000.00 (One Million Four Hundred and Fifty Thousand Euro) for the construction of seven houses thereon, subject to the obtaining of Planning Permission and further subject to access for the said development being provided at the rear of the site”.*

He concludes by thanking Brian Herman and John Taylor (Architect) for their contribution to this project. KMcG opens the floor for questions.

**Francis Reid (ST Brigids BC):**

- Asks for clarification if the Site will be sold Subject to Planning, if planning is refused can developers change the plans.

RC confirms Site will be sold subject to Planning, the plan is for a maximum of seven houses and there is no scope for change.

**Ronan Rooney (Chairman, Badminton Ireland):**

- Would presume that if Developers only get planning for two houses they will not go ahead.
- Asks if efforts have been made to engage with SDCC Planning Department or a planning consultant.

RC spoke to a local TD who confirmed land is zoned residential and does not feel there would be much objection from residents. RC made contact with SDCC, although they would not commit to a definitive answer on planning they're response was positive. No they have not engaged with a Planning Consultant at this time.

KMcG adds that the three Developers do not for see a problem obtaining planning permission for the Site.

**Jean Kelly (Vice-President/YAC's):**

- Asks if Planning Permission is denied, is the Deal off the table?

RC confirms this will be the case, the deal is the sale of site and the back of Terenure Badminton Centre to build a maximum of seven houses with rear access. Access from the front of the Centre is not an option.

**Ian Frost (Terenure College Jnr BC/YAC's):**

- Asks for clarification on payment terms

RC confirms there will be a holding deposit paid upon signing of contracts and final payment will be made once planning is approved.

**Vera Marron (Whitehall Jnr BC):**

- Asks if future Executive Committees can approve front access to site

RC responds that any changes will have to be brought to a Special General Meeting. Today there will be a vote to sell the site for rear access only.

**John Kelly (Rathfarnham Parish BC):**

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- Commends the Executive on an excellent presentation. He states that once planning is approved, payment should be received quickly. He also advises that a timeframe be added for the build so Developers are not sitting on it indefinitely. He asks if the builder proposed access from the rear.

RC confirms that there will condition in the contract that the build will have to be completed within a certain timeframe. Yes the Builder suggested rear access as would be more beneficial for the build.

#### ***Pat Marron (Honorary Life Member / Mount Pleasant BC):***

- States that €1.45m is a lot of money and asks will there be measures put in place to oversee spends for future Executives e.g. an external committee / trustees

Brian Herman (Trustee) confirms that there are controls within the Leinster Branch Rules. Dick O'Rafferty (Honorary Life Member) confirms that there are Rules relating to spends but not for sizable amount, the Rules could be reviewed to include spends e.g. over €70K should be approved by members. KMcG agrees this can be reviewed.

#### ***Damien Keane (Danum BC):***

- Asks if there has been any discussions from Residents, will they object?

RC confirms the residents will more than likely object but they would rather see seven more houses being built than an extension to the Centre.

#### ***Jean Kelly (Vice-President/YAC's):***

- States that she has sat on previous Executive Committee's and money is always an issue. She asks can there be an overhaul of the Branch Rules which outlines proper money controls.

RC asks Brian Herman and Dick O'Rafferty who confirm that amendments can be made to Rules ahead of this year's AGM.

KMcG reiterates as outlined in Presentation that if everything goes through, the main priority for spends would be to pay off outstanding loans, resurface the carpark in Terenure, conduct surveys on both Terenure and Baldoyle Centre and carry out necessary works. How to spend of the remainder of the money will have to be agreed by members at a General Meeting.

RC states to avoid Capital Gains Tax all monies will have to go back into the sport, KMcG is awaiting confirmation from Revenue of the timeframe that monies are to be spent.

#### ***Brian Kelly (YAC's):***

- States there was mention of a possible third Leinster Centre and asks where would this Centre be?
- He asks if Leinster Executive have appointed a Project Manager.

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RC states that this was discussed in brief but will have to be investigated further down the line and such ventures would have to go to a General Meeting for approval.

RC states there will be a Project Manager appointed if the plan goes ahead.

***Imelda Breen (Ailesbury BC):***

- States that Ailesbury BC would not be in favour of the proceeds of this project to go towards a third badminton centre, they would like to see the money from this venture be invested in upgrading Terenure and Baldoyle Centres.
- Also raises concerns for future Executive spending and concurs capital spends should come back to the members for a vote.

***Jean Kelly (Vice-President/YAC's):***

- Adds if both Centres are upgraded, we should aim to develop them to International standard.

***David Murphy (DDL / Baldoyle & District BC):***

- Would like to commend the deal on offer, he would love to see the Branch debt free from the proceeds of the sale. He also shares concerns on how the surplus will be spent and would like controls put in place.

***Mary Byrne (ESB BC):***

- Would like to congratulate the Executive on the clear and concise Presentation. She states that not all Clubs use Terenure and Baldoyle Centres and suggests that Clubs get a once off gesture with proceeds e.g. reduced affiliation fees.

KMcG states that was something that was considered and the Executive will keep Clubs in mind as they are aware they are struggling financially.

***Ronan Rooney (Chairman, Badminton Ireland):***

- States that not all ventures go as planned and the Executive should have wiggle room for negotiations.

RC agrees relating to minor changes but anything major will have to go back to a General Meeting.

***Tom McGrath (Honorary Life Member / ESB):***

- Asks would the Branch allow access to the site as there may be objections from residents re construction traffic

RC states that the proposal does not incorporate access from Terenure Centre, the Developers do not envisage a problem with neighbours.

***Niamh Scott (Old Bawn BC):***

- Asks if there will be an issue as proposed area is on a flood plain, Francis Reid (St Brigid's BC) asks who will have ownership of the Bridge.

RC states that it was not an issue in the past, Brian Herman adds that the River Poddle has not flooded in over a hundred years. John Taylor (Architect) states that SDCC will

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own the Bridge, he adds that being on the River makes developing complicated but it is still doable.

RC adds that there is no guarantee that Planning Permission will be granted.

**Tom McGrath (Honorary Life Member / ESB):**

- Asks if the Builders are cladding the end of the building, can they ensure its insulated

KMcG will ask to specify that the cladding will be insulated.

RC now invites all members to vote on Motion, Siobhán Dollard (General Secretary) and Dick O'Rafferty collect and count the votes.

Tommy McGrath would like to thank Lesley Cobbe and Kevin McGrath on the Presentation, thanks John Taylor and Roy Cobbe and Kevin for getting the project to this stage.

A round of applause is held for all.

After a count of 38 votes cast, 37 for and 1 against, therefore motion is carried by majority.

Tommy thanks all for their attendance and closes the meeting.