



## MINUTES of SPECIAL GENERAL MEETING

**Friday 7<sup>th</sup> February 2020 @ 8pm**

**Terenure Badminton Centre**

**Present:** Catherine Smyth (President, in the chair)  
David Murphy (Chairman)  
Kevin McGrath (Honorary Treasurer)  
Betty Luttrell (Acting General Secretary)  
Aoife Lennon, Roy Cobbe, Gráinne Kinnerk, Avril Dungan, Mark Topping,  
(Executive Committee)  
Trustees: Brian Herman, Tommy McGrath.  
Life Members: David Hogan, Joe Buckley, Muriel Moles, Gay Dinan,  
Mary Dinan ,Derek Stewart.  
YACs Brian Kelly, Jean Kelly.

### **Club Representatives:**

Clare McPhillips, Sheila O'Flanagan, Jane , Jean Denihan Raheny BC  
Lynn Frost Rathfarnham BC  
Eileen Kavanagh Knocklyon BC  
Mary Byrne ESB BC  
Joe Byrne Ailesbury BC  
Shirley Cobbe Portarlinton Parochial BC  
Philip McKeever South Dublin BC  
Elizabeth Dinan KADCA Juv BC.

**Apologies:** Dick O'Rafferty (Life Membe)r, Walter Rountree (Executive), Jo (Caislean Nua), Imelda Breen (Ailelsbury BC), Alan Cobbe (Portarlinton Parochial BC), Ken Edgeworth ( South Dublin BC), Grainne Swinburne( Whitehall Road Juv).

Catherine opened the SGM by welcoming all Leinster Honorary Members, Club Secretaries, and read out the apologies received. Before handing over to David Murphy (DM), she stated that this Item has been before the Council before for discussion/decision . It is a complex project and is taking longer than the Branch would like.It will be highly beneficial to the Branch and well worth pursuing to the end.

DM introduces himself as Leinster Branch Chairman and he said that KMcG is going to present the Motion being brought forward today by the Leinster Branch Executive

Committee. He asks that all questions are left until the Presentation is finished. He advised that the negotiations and work on the Site project to date has mainly been carried out by Kevin McGrath and Roy Cobbe(former chairman). As they are both very familiar with the project, he has asked them to respond to any questions raised.

KMcG thanked DM and introduced himself as Treasurer of Leinster Branch and pointed out emergency exits. He goes through Presentation (attached) and read the Motion that has brought us to this Special General Meeting today:

“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, for the sum of €1,100,000.00 (One Million One Hundred Thousand Euro) for the construction of six houses thereon, subject to the obtainment of Planning Permission and further subject to access for the said development being provided at the rear of the site”.

He concludes the presentation and opens the floor for questions.

BK asked about the price and how had it been agreed, as the valuation is now out of date. He said he lives in the area and is aware of the extent to which valuations have increased in the recent past and would recommend that a 2020 valuation be obtained. He suggested that an expert be retained to provide same. RC commented that the site, from a valuation perspective is far from ideal, with the main problems being it is on a flood plain and planning restrictions are so severe it is unlikely that a new valuation will show any increase.

MB asked if the preparatory work by Branch/advisors for the previous offer had cost the Branch any money and KMcG said it had and said the details of same are on appendix 3 of the presentation. He also said that costs for the proposal now discussed will be covered by the buyer. He mentioned also that a formal valuation will cost in the region of €5k and said that the advice he had received was the valuation would remain as quoted.

JK commented on the valuation discussion, having a valuation in your possession puts you in a stronger negotiating position to get a better price for the site. She also commented that getting tenders (for the valuation) would be useful and the norm is three. She has a concern that the money -when received- could be gone in 5 years and asked who is looking after this. She commented that there was no reference in the presentation to a Development Plan and asked who will look after same. She said she had an issue with Exec about 2018 Accounts and putting her trust in the Exec is an important matter for her. She said the Exec should not wait until the money is received. Use of the money is the collective responsibility of those present who have the drive and passion to develop Leinster. She then asked to have it noted that she did not like the tone taken against her in response to the queries she had raised.

MB commented that at the last EGM, the vote put a limit on spend for anything more than €50k needs council approval at an EGC

DS wanted to add some comments:

- a) On the topic of valuations, they are meaningful only if an offer is made and if the offer can be opened to other builders.

- b) It may be time to make plans. It will be 12 months before we see any money and there is time to get our Corporate Governance done and the IMO can be handled after receipt of funds.
- c) Car Parking unlikely there would be much of a problem.
- d) An updated valuation will just protect the Branch.

PP said he believes the Exec are on the right track but all the above is just hot air if planning is not received

Raheny BC rep said over the years we have talked and done nothing, maybe we could do better but agreed to proceed with offer as stated. Would have a concern about spending the money on what and how. Suggested not setting up a sub-committee but get experts in each area and pay them to do

MD said this seems a good approach and it would be good to talk again when we have the money.

LF said meetings about this have been going on for years and asked how far this had gone last time.

KMcG advised they had gone to RFI stage and company are very confident they will get planning, but it will be for 6 houses not 7 and the requirement to build the bridge will be costly.

JK advised that she is not against this and wants that put on record. She repeated that she is worried about how the Exec will do this and what Exec will do with the money.

In response Dm said, his personal view is that the money would be spread across Leinster and not just the two centres.

Raheny BC suggested Branch speak to Sports Council to get an independent view before spending and this should be part of the Governance for the sale.

JB believes it is a good idea to update the valuation and the current valuation is needed to progress.

MD asked about neighbours and their rights as in previous efforts to sell, the neighbours did not want a bridge (information probably in solrs office). She also said it was a great opportunity to sell a plot we will not use, and this approach did help Baldoyle.

GK said she would accept the offer. She noted the comments from the floor that there is no vision and suggested a day out to dream about what we can do for Badminton and the Exec needs to drive this. All we hear from this is the debts, but this is done (in the past) and we need to move on and plan the future.

BH, in response to comments explained the process for valuation received. DS asked if the valuation official was competent and BH agreed he was, and DS said we use again.

DM agreed that a new valuation would be appropriate, and all agreed with this.

DM asked if there were any other opinions or questions and the meeting agreed everything had been discussed.

He commented that it seemed most people agreed with the sale, but the question was how to resolve the matter of the valuation to bring the meeting to a conclusion.

CS asked if it would be a good idea to look at and agree options to avoid calling another meeting in the short term and this was met with approval. She asked if a new valuation was received and came in within an agreed % of the purchase price quoted would this be a way to amend the motion which could be voted upon.

Based on comments, DS said parameters need to be agreed.

Some time was spent discussing parameters and a form of words was put together which would enable the meeting vote.: The form of words proposed were:

- If the valuation received is more than 10% of price offered, Special General meeting will take place again to review position.
- If the valuation received is less than, approval is given to the motion put forward at this meeting by the Executive.

This amended motion was proposed by David Murphy and seconded by Kevin McGrath. The amended motion to be put to the meeting was as follows:

*“ 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 Victoria Homes** for the **sum of €1.100000.00** (One Million One hundred Thousand ) for the **construction of six semi-detached houses** thereon, **subject to the obtainment of Planning Permission** and further **subject to access** for the said development being provided at the **rear of the site.**”*  
*That an up to- date valuation be obtained for six semi-detached house units and that if the new valuation it is within 10% of the current offer we accept the above offer from Victoria Homes.*

RC suggested a show of hands to inform meeting if there was agreement to the wording. This took place and the majority agreed with same.

A vote then took place and following a count of the votes by BH/BL, Catherine Smyth advised that this motion was passed by a substantial majority and that a valuation would be received without delay and any update, if appropriate would be advised.

RC thanked everyone for their opinions and contribution to the matter and thanked them for taking the time to come to the meeting.

DM thanked everyone for attending the meeting and their interest in the future of Leinster Badminton and said by working together we will get bigger and better.

Catherine thanked all for their attendance and closed the meeting.

End