

# TOBERMORY HARBOUR ASSOCIATION

## Annual General Meeting

Aros Hall, Thursday 26th November 2015 at 7.30pm

### MINUTES

Board present: Brian Swinbanks, Tim Williams, Pat Sands, Jan Dunlop, Allan MacLean, John MacDonald, John Franklin, Richard West, Mike Shilson, Neil Morrison

Staff present: Mary Macgregor, Lyndsey Bird, Barbara Weir, Marion MacLean, Katherine Cripps

Minutes taken by Mary Macgregor

Board members present: 10

Staff present 5

Number of other members present: 26

(4 new member forms were approved on the night by a quorum of the existing Board)

Number of non-members present: None

Apologies were received from Anne Flavell, Jim Traynor, John Weir, Robert N MacLeod, Rory Forrester

1. Minutes of the 2014 AGM and matters arising.

There were no matters arising.

Proposed true record: Brian Swinbanks, seconded: John Franklin.

2. Brian Swinbanks, Chairman, opened the meeting at 7.30pm.

“This is the 32nd AGM and the last AGM before our Community Company steps up to become a Harbour Authority and the name change to Tobermory Harbour Authority.”

Outline of two years of planning and preparation:

- Public meetings in the Aros Hall with the Crown Estate present
- Public meetings at An Tobar with CMAL present.
- EGM in the Aros Hall on the 29th October 2016 to approve the changes to the Articles of Association.
- Visits from Scottish Government Ministers
- Multiple meetings in Edinburgh with Transport Scotland.

In 2016 THA will lodge application for a Harbour Empowerment Order - known as an HEO.

The company will remain a Company limited by Guarantee.

Brian explained the rationale behind the new Board structure and thanked the retiring Board members:

Pat Sands, Anne Flavell, John Franklin, James Henderson, Neil Morrison, Mike Shilson, John Marsh, Tim Williams and Iain Erskine who was a non-voting member representing Caledonian MacBrayne.

Brian and Jim recently attended the Marine Tourism Symposium at the Scottish Parliament, Holyrood. The message from politicians and from the industry was upbeat, marine tourism, once the "Sleeping Giant", is awakening and projecting a growth from £360m to £450m by 2020. The conference expects a growth in sailing tourism from 101m to 145m by 2020. A survey by EKKOS for THA and for HIE puts the spend in Tobermory from visitors using the Harbour facilities at just under £2m. Factor in the local fishing industry, the scallop processing factory, the local fish farming industry, the ferry link to Ardnamurchan and we can all see just how important Tobermory Bay is to the local economy

Other projects, some at research and planning stage and some under way:

- Working with SSE and Scottish Water to try to bring the existing but unused Town Hydro Plant into community ownership.
- The possible extension to the building towards MacGoghans is delayed as land titles do not match land plans.
- We are still searching for funding to replace the town railings and here we may have to add a low wall to mitigate tidal overtopping.
- Investigating the purchase of the Aros Pier and empty buildings. Our vision is to promote a water taxi, to Aros Pier / landing stage. For the buildings we are looking for sound break-even ideas or business for partners.
- THA has been awarded an excellent Coastal Communities Grant. The application was handled by Jim with help from Don Mitchell. Project delivery is now being ably managed by Katherine Cripps on Project Staff. The funding in addition to Revenue funding, covers Capital Projects:
  - All weather shelter
  - New moorings for large visiting boats and new visitor moorings at Aros
  - New landscaped promenade path to Aros Path with viewing platforms

As we all know Argyll and Bute are debating and voting on serious cuts in services within our community. It is our belief that community organizations, like the THA,

may have to step up and play our part in securing a future for our Community and for the next generation.

There were no questions and no matters arising

### 3. Finance Director's Report

The Annual Accounts for the period ending 31<sup>st</sup> March 2015 were approved by the THA Board on 5<sup>th</sup> November 2016 and were presented to the AGM for adoption by the Members.

In April of this year, the Board appointed R A Clement Associates as company accountants for various reasons but mainly in recognition of the growing complexity of the companies business.

R A Clement Associates together with THA initiated a review of previous accounts and some issues have been exposed and dealt with. The THA Board are satisfied that this review rectifies some accounting errors and gives a sound platform for the financial reporting going forward.

The accounts for the 2014-15 year show a healthy surplus and a 19% increase in turnover from the previous year which reflects the growth in visiting boat numbers, cruise ship visits and footfall in Taigh Solais and of course the very successful first year of the Mull Aquarium.

Richard West outlined grant funded projects completed, under way and for the future.

The 2014-15 year was very successful and created a springboard for the further developments that are on-going. The THA is financially strong and this year has seen another fantastic result delivered by the THA team.

**Richard West, Finance Director, proposed to the meeting that the financial reports for the year to 31/3/15 be adopted.**

**A show of hands from members confirmed that the members present were in agreement and the Financial Statements presented are therefore adopted by THA.**

No matters arising

### 4. Marine Manager's Report (Report read out by Barbara Weir in Jim's absence)

#### **Boat Numbers**

2015 (11 months) 10500                      2014 (12 months) 10737

In 2015 the cold and windy weather played a big part in people using their boats especially in April and May. Navy Sail training, Ocean Youth Trust, foreign yacht clubs

and our regular visitors continue to use Tobermory as a destination port or to await suitable weather to go north and west.

The harbour continues to be full from the end of June to middle of August.

At this date we are now over 10,000 boat nights in Tobermory. More commercial craft and fishing vessels are now using our facilities.

This year, with the funding from the Coastal Communities Fund, we were able to employ Euan Lindsay as an assistant to Jim and Barbara on the pontoons. Euan was able to assist with some of the maintenance jobs on the pontoons and surrounding areas, as well as another body to cope with all the cruise ship passengers. Thanks to Euan for his work through the season.

### **Cruise Ships**

2015 season was our best yet with 40 visits including Hebridean Princess. This brings in over 19000 day visitors to the town each summer, compared to 11000 in 2014. 2016 bookings are at 26 confirmed ships. 12 ships have already booked for 2017.

### **Local Moorings**

We have reallocated a number of moorings in the 2015 season, and continue to have a waiting list for moorings.

### **Boat Park**

As previously stated, construction has started on the new path and boats have been moved to the slip end of the boat park. Owners are reminded that all boats must be insured for at least third party cover or they will have to be removed.

### **Port Marine Safety Code**

We are still working towards being completely compliant with the relevant sections of the code.

No matters arising

#### 5. Business Administrators Report and matters arising

- One of the challenges of having exciting projects going on is that at one point in 2015 we were employing 15 people.
- In 2016 we will be bringing THA into line with auto-enrolment of pensions
- This winter will see a programme of works in Taigh Solais building to ensure that we are providing a quality experience for users.
- Argyll & Bute Council cutback proposals that “subsidy” to Tobermory Harbour is being removed in a couple of years. This was assistance with provision of the public toilets in Tobermory. However it is a Community benefit and the THA will endeavour to continue to maintain the service beyond 2017. THA will then have to bear the cleaning, utility and maintenance bills throughout the winter months.

## 6. Mull Aquarium Manager's Report

### **Over View**

- Total Visitors 14,417 (13851 visitors + 566 Season pass Visits)
- 101 season pass holders
- 2 new seasonal jobs created

### **Educational Events**

- 91 School children visited as part of a school trip and participated in educational activities, 33 educational events throughout the school holidays and over 10,000 visitors were engaged at Touch Pool sessions.

### **Community**

- Lyndsey thanked the sponsors, volunteers, staff and the fishermen and divers for all their help during the year.
- 20 Marine Explorers are attending our kids club once a month to learn about marine life and the club now has a waiting list.

### **What next?**

- Install a Kreisel Tank, especially designed for jellyfish.
- Create hands on exhibits to engage younger children.
- Continue our ongoing engagement strategy and develop new events

No matters arising

## 7. A.O.B.

There were no questions or business from the members.

## 8. Nominations for the Board. Brian read out a statement to introduce the requirements for the new Board. Succession planning and best practice are key.

We seek to elect 10 Directors into office for this year. Although Board positions will be for 3 years in the first 3 years we will look to establish a rolling programme of re-elections so that the core of the Board does not all stand for re-election at one time . This is to give stability to the Board and maintain continuity in corporate governance. Under the constitution and new to the THA, two of the total 12 Directors will be Executive Directors. Mary Macgregor (Business Administrator) and Jim Traynor(Marine Manager) have agreed to sit on the Executive Committee.

This leaves 12 nominees standing for 10 Board positions.

We will now take 10 minutes to look at the applications and then we will vote.

9. Vote to elect Board Members followed by announcement of result. The Board going forward will consist of:  
M Asher, J Dunlop, D R Forrester, J MacDonald, A MacLean, B Swinbanks, R West, R Adams, A Fraser, H MacDonald. Plus J Traynor and M Macgregor as Executive Directors.

10. Closing remarks.  
Brian Swinbanks thanked everyone present and particularly those who had put themselves forward for the Board. New Board to meet next on Thursday 3<sup>rd</sup> December at Taigh Solais 7.30pm when the structure of the Board will be decided.

There being no other business the meeting closed at.....8.50pm

