

Tasmanian Bridge Association Inc
Special General Meeting - 12 September 2026
Minutes

See attachment 1 for a full list of attendees.

With a quorum present the meeting was declared opened at 12:30 PM, Julie Rhodes (TBA President) chairing.

The purpose of the Special General Meeting was to consider the motion:

“That the TBA proceed to contract with Tasbuilt for the construction of a building as specified by them in their proposal to the TBA.”

Julie Rhodes discussed the consultation process with members and outlined key features of the proposal and issues raised during consultation:

- Tasbuilt to construct an off-site manufactured building, brought in near-complete and installed on site.
- This will be significantly cheaper than the brick option (~\$800K) previously pursued.
- The main kitchen will be relocated to the extension, with tea and coffee making facilities in a linear configuration along the wall. This will reduce congestion and reduce the need for members to enter the kitchen area.
- Storage concerns have been addressed, noted as insufficient since original build.

The Chair asked for any questions about the proposal. The following matters were discussed:

1. Land and Building Tenure

The building sits on council land. It is not saleable as the council technically owns it. The TBA pays a peppercorn rent. The lease has recently been renewed for 10 years, with options for further extensions. Council has been supportive throughout, including approving 7 metres of additional space at the rear.

The council has the building insured. This has allowed the insurance cover held by the TBA to be reduced to public liability, contents and glass. This has led to approximately \$5000 p.a. reduction in cost.

2. Air conditioning

Concern was raised about the effectiveness of the current air conditioning system in the club rooms and whether this could be addressed as part of this project. Julie stated that this was outside the scope of this activity.

The Chair called for the motion to be proposed. It was moved by Marg Enright and seconded by Sue Falkingham. Marg spoke in favour of the motion:

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- Extension praised as exciting; committee and Julie credited for extensive member engagement
- New room enables two simultaneous sessions (teaching + bridge)
- Glass-heavy design avoids enclosed feel

The Chair called for anyone wishing to speak against the motion. David Robinson spoke:

- Supports adding a rear room but opposes the specific design
- Concerns: kitchen relocation cost, flooring, aesthetic mismatch of tin extension on brick building, container visibility

The Chair called for further speakers for or against the motion.

Sue Falkingham spoke in favour of the motion:

- The revised kitchen layout would work better during busy times.
- Some kitchenette facilities would remain in the current room.
- The shipping container location had been improved to be less visible.
- The second playing area would allow simultaneous activities like teaching and bridge.
- The overall benefits would outweigh the valid aesthetic concerns.

Maria Gibbs asked whether there would be any impact of the proposed work on the ongoing operational costs of the Association. Julie responded:

- The building fund is expected to fully cover the project with no need to borrow or touch operating reserves (\$200K set aside from accumulated reserves, \$200K bequest from Ron Spencer, \$100K earned in interest while waiting)
- Total reserve sufficient to fund the project entirely. Operating account will retain \$100K+ after construction
- No planned increase to table money or membership fees
- Fixed-price contract with TasBuilt intended to control cost risk

There being no further questions or comments from the floor, the Chair called for a vote on the motion, which was carried on the voices.

The Chair thanked all members for their attendance and participation and declared the meeting closed.

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Attachment 1 – Attendees

Duncan Abercromby	Wendy Gilson	Julie Rhodes (Chair)
Ian Bailey	Geoff J Green	Maureen Richardson
Robin Barnes	Hugh Griffiths	David Robinson
Laura Bauermeister	Hugh Grosvenor	Andrew Ross
Joanna Beck	John Grosvenor	Frances Russon
Phil Beck	Mardi Grosvenor	Jan Sheen
Simon Benham	Mary Hawthorne	Lyn Sinclair
Leigh Blizzard	Fran Healy	Curtis Smith
Yolande Boost	Judith Hooley	Annie Squires
Graham Brown	Roger Hooley	Meredith Stacey
Sharlene Campbell	Julia Johnson	Beth Taranto
Ken Chilcott	Annette Keen	Janette Targett
Pam Collins	Barry Kelly	Sue Thompson-Walker
Mary Co-Pavier	Jill Kilburn	Kevin Wheelahan
David Crisp	Bal Krishan	Sue Wilkinson
Merryl Darby	Fiona Mansfield	
Patricia Dixon	Ian Mansfield	
Jane Edler	Lee McCaghern	
Simon Edler	Jenny McCormick	
Marg Enright	Anne McEntee	
Sue Falkingham	Terry Mitchell	
Di Fincke	Pam Murphy	
Paul Fredheim	Dorothy Niddrie	
Ann Gee	Henry Nogajski	
Mary George	Ruth Nogajski	
Margaret Gibbs	Vicki O'May	
Maria Gibbs	Jack Pashev	
Barbara Giizel	Jeremy Pearson	