



## **MINUTES OF SPECIAL GENERAL MEETING OF THE COOROY GOLF CLUB HELD ON 14<sup>th</sup> AUGUST 2019**

79 Members attended  
Meeting opened 6pm

Apologies :- Geoff Edwards, Andrew Carson, John Danger, Ray Hand, Len Highland, John McNamara, Judy Kitchen, Wendy Grant, Lofty Brogden, Grant Smallacombe, Jon Sendall.

President Greg Michael introduced the representatives and including consultants of Gemlife:- Adrian Puljich, Greg Pearce, Graham Papworth, Ben Livingston, James Brownsworth.

Adrian gave a power point presentation on Gemlife philosophy in developing the over 50s lifestyle resorts and stressed that Gemlife was committed to the Cooroy town and the Golf Club as being part of the Gemlife community.

Their community centre was going to be only for the Gemlife residents and our club house would compliment their resort.

The land proposed for the swap was 1.3 hectares and the housing numbers would go from 191 manufactured houses to 232 and in exchange we would gain a new clubhouse, parking, cart shed, and pay for changes to the course layout as noted on their drawings on display in our clubhouse. He emphasised that the design was open to changes and welcomed our input.

Gemlife would pay the Cooroy Golf Club one yearly membership fee for each household for 10 years and start on the initial sale of the unit, this would give the Club financial security going forward as the old model of golf clubs was becoming not viable as the members get older.

Asked about a time frame and suggested a lot depended on the Councils requirements but he envisaged the course alterations going ahead along with the building of the new clubhouse.

On past experience the most it may take to sell all 232 manufactured homes was 5 to 6 years.

The course would be reduced to 9 holes while the course alterations took place.

Gemlife would use local contractors and suppliers when price competitive.

Gemlife development would be called Gemlife Cooroy Golf Club.

Adrian finish taking questions 7.20pm and the Gemlife representatives departed.

Greg Michael spoke about the proposed course changes and sale of the current club house. Ball intrusion mitigation was discussed including the need for screens and the question of responsibility of stray ball doing damage must be addressed with Gemlife.

There was an opportunity for members to discuss the proposed Motion.

It was put to the members that a show of hands in favour of the Motion and all but one agreed with the Motion so the motion was carried.

Meeting closed 7.50 pm