

The Tayvallich Bay Association

Introduction

So Hello, good morning/afternoon/evening and thank you all for reading the 2020 AGM of the TBA.

This year, as you might have already guessed it is not possible to have an open AGM. The Committee have discussed several alternative ways for conducting the AGM this year and finally decided that the most straight forward way to communicate with all members was by, what may be considered slightly old fashioned, written text. If it is not possible to hold next year's meeting publically then we will do it on a live digital format. Other than changes to the Committee members, there are no other issues that require to be voted on, and therefore this year we really just need to give you an update on the work of the Committee over the year, and plans for the coming year. You can reply with your comments, suggestions or responses to anything TBA that you would like to raise by email.

All members will have received this document by email and we will receive confirm that you have opened the email automatically so that we have a record of every member who has successfully received this document. We have also made a full copy available on the website, put a link to it on the Facebook page and put a notice in the community notice board to inform any interested parties where they can find it. If you know of any member who may require the document in a different format, please contact us.



Agenda

1. Minutes of the previous meeting
2. Matter arising
3. Chairman's reports
4. Secretaries report
5. Treasurers report
6. Maintenance and mooring update
7. Funding Application update
8. Scotnish
9. SCIO – registering as a Charity
10. Election of Committee

The Committee

Hans Unkles, Chair

Kathryn Masson, Secretary

Danny Briggs, Treasurer

Dougie Churnside

Donald Carmichael

Chris Plummer (coopted 2020)

Email:
admin@tayvallichbay.com

1. The [Minutes of last year's](#) meeting have been included as an attachment with this document.
2. All [Matters arising](#) from last year's meeting have been included in this document.

3. Chairman's Report

Obviously Covid 19 has curtailed the way everyone has behaved this year. We had virtually no activity in the bay until the middle of June. From then on it was an overly busy summer with the majority of regular visitors making the most of the facilities in a responsible manner, Thank you, appreciated.

Our maintenance schedule for the pontoon has been on hold. Pretty much any chance of funding to renovate the pontoon has disappeared off into the unforeseeable and unpredictable future. Unfortunately the unforeseeable and unpredictable future does not coincide with the timescale for the work that we need to do. The anchoring chains, walkway and decking all need attention. Dougie will cover the details of the work that needs done.

Donald and Chris have done a great job over the summer of clearing, strimming and maintaining the slip way and area around the pontoon, many thanks to them! A big thank you also to Brian Horsburgh who during lockdown carried out weekly inspections of all the boats in the bay, giving us a report and allowing us either to deal with issues or contact owners.

The Crown Estate Offices were very quiet all through lockdown and way beyond. There was rumour of them waiving this year's rent which we were quite excited about as this might have been a good way of funding the pontoon mooring chain replacement. Predictably however like my wife's speeding ticket, just when you think you've got away with it, we were billed only a few weeks ago for the full amount.

The annual declaration for mooring insurance and maintenance again had a rubbish response. A reminder was sent out which improved things but we are still far from having everyone complete this without persistent nagging from us. It would be useful to improving the system if you did not complete this if you could give us some insight into why; eg; Couldn't be bothered; Couldn't work the website; Meant to but never got round to it; Never read any of the stuff you send us.

By way of incentive as promised, we offered a year's mooring subscription refund to a randomly picked member that completed the declaration. The first computer generated number randomly picked was a member who did not complete his declaration so did not win the prize draw but would have had he ticked the box. The next number selected was Colvin Osborn who had completed it and has had his March D/D of £120 returned to him.

There will be no proposed change to the annual fees for 2020 and they will remain at £120/mooring. There is a clear possibility that at next year's AGM we will propose an increase to cover the diminishing chances of grant or local authority funding to maintain or improve the pontoon. This will be covered in more detail under items 6&7.

I am pleased to report that all the fishing boats that have been using the pier and facilities have contributed £2000 between them to be paid annually towards the Carrick pier refurbishment. The Jura passenger Ferry and Venture West have also made contributions for the much shortened season.

The waiting list is continually evolving and no doubt previous committee members will recall it is an ongoing juggling act. We award a tier system with full time residents at the top (A), second home and caravan owners are next (B), with all other applications in category (C) Commercial ventures get prioritised on their own merit and potential contribution to the village economy. All applicants must have a boat. After this has been tiered we then have to see what moorings and space is available for the different sized and draughted boats. There is a significant number of smaller boats on the list at the moment and we have several applications from out with the area and country.

We have been and will be asking members who have not had their own boat on their mooring for an appropriate length of time to relinquish their mooring location. We feel it is unfair to hold a mooring in name only when the list of worthy applicants is growing. Anyone that voluntarily hands in a mooring will be given an A tier if they re-apply in the future.

We would take this opportunity thank all members for their continued support and hope to see you all in more sociable circumstances.

As usual please get in touch if you have anything you would like to discuss or suggest.

4. Secretary report

We have allocated 9 moorings since the AGM last year. We currently have 29 on the waiting list and as described by Hans these have been categorised in line with the Associations allocation procedure and will be reviewed again in the Spring.

We wrote to 4 moorings holders who had not been using their mooring for their own boat for more than 3 years. Of these 1 mooring has been returned to us. The others have clear and reasonable plans for the ongoing use of their mooring. We have identified another 2 mooring holders in this same situation for communication with for 2020.

5. Treasurer report

A summary account has been included as an attachment.

At the point that the accounts were prepared for this year the invoice had not yet been received from the Crown Estate. The total due for 2019/2020 is £5440 and the invoice has now been received for payment.

Expenditure

The Insurance premium has increased slightly this year. Maintenance costs have been low compared to the previous year when the Carrick Pier upgrade was carried out. As explained in the Maintenance update, although there has been minimal maintenance this year, the Pontoon requires expensive upgrade work going forward and the Association need to be preparing ahead for these future costs.

Income

As expected due to an exceptional year and a significantly reduced summer season in the Village, the income from visitor's moorings, the pontoon and slip are reduced. There has also been no income from the visiting cruise ships in the outer bay.

Additional contributions have been gratefully received from fishing boats towards the Carrick Pier upgrades.

The increase to member's fees and minimal maintenance costs has realised an end of year balance of £32,157.55 (ledger total – Crown Estate Fee of £5440). The Committee is committed to working with members towards improving and upgrading the facilities that we have in Tayvallich and next year we will propose an additional increase to member's fees for agreement by membership. If you have any views on fee levels going forward you could email us with them. This would be help us to inform our proposal.

6. Maintenance report

For the past 3 years the chains and mooring tackle for the pontoons at the post office pier have been serviced by me, Dougie Chirnside. With short sections of chain and shackles being replaced where needed.

This has always been a patch up and mend solution since taking over from North West marine and through our 2019 AGM in the village hall I expressed a need for complete replacement of all mooring chains and inspection of anchors and concrete mooring blocks.

The members at the meeting were all in agreement to this work being carried out in 2020.

This work has now started as of mid November 2020 and will carry on in to December when the weather gives us a chance.

Already we have discovered one of the chains from the outer finger has parted and disappeared in to the thick black mud for ever, this will be replaced with a new chain and 2 tonne concrete block which will be better suited to deal with the greater number of large boats now using the pontoons all year round and in winter weather conditions.

I would also like to make users of the pontoons aware as to the condition on some of the smaller fingers on the north side of the main pontoon sections. The blue plastic covering on the rims of the pontoon sections is coming off in a number of places as is the plastic covers to the buoyancy floats.

We can make this good for now with the help from volunteers.

Moving forward the TBA would like to replace two of these with sections similar to the outer finger. This would require a significant amount of capital both to purchase them and add extra mooring chains. Funding is available but in the most recent round of applications we proved to be unsuccessful.

Further to this and some would argue maybe even a greater need would be to install electricity points on our pontoons for locals and visitors and also continue the water supply to the end finger with a proper up-stand for a tap.

This would also take a significant amount of capital and work from the TBA committee to implement

I think we can all agree how much of an asset the pontoons are to locals and visitors alike and life without them much more awkward.

Looking to the future monies will have to be raised if we want to continue running a safe and functional not for profit service.

7. Funding Applications

No further funding applications have been made this year. Kathryn will start to look for any potential funding opportunities for next year, however we are concerned that these may be reduced due to the impact of Covid. Any application made will reflect the previous applications for money to upgrade the pontoon and improve dingy storage. The Committee are also keen to look at options for installing power at the pontoon. If any members have any information or ideas about how we can fund these projects please contact us.

8. Scotnish

The Committee raised the option of laying moorings on Coal Scotnish at last years AGM. The reason for this was the large waiting list and applicants at the time with property's adjacent to the Lochside. Further to the discussion it was agreed that the Committee would carry out further investigation. The TBA Committees' view is that our main priority in managing this area should be to protect it. Therefore aside from the existing moorings which will transfer to the management of the TBA, we would propose that no further moorings should be laid in this area. We have identified other ways to increase the number for moorings for small boats if the demand requires this in the future. This agenda item will be discussed in full at the AGM in 2021. Meantime the agreed number for moorings managed by the TBA and located in the inner bay will remain as 121.

9. SCIO

No progress has been made this year, however it remains on the Committees agenda and we hope to have an update by the AGM in 2021.

10. Election of Committee

Grant Lees and Ruridh McCallum have both stood down as committee members. Thank you both for your input and contribution and your time as committee members.

All other Committee members wish to re-stand. (Hans Unkles Chair, Kathryn Masson, Secretary, Danny Briggs, Treasurer, Dougie Churnside, Donald Carmichael.

Chris Plummer has been helping the Committee this year with maintaining the pontoon and is willing to join as a Committee Member. If we receive no objections to this vote then we would welcome his enthusiastic approach and easy manner.

Many thanks for your time, we hope you have found this newsletter informative and useful and look forward to receiving any feedback.

The TBA Committee

