NOTICE OF AGM 2026

COMMERCIAL
CLUB
ALBURY

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NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the 55th Annual Meeting of the Commercial Club will be held in the **Club's Waratah Room at 6pm on Wednesday 11th November 2026.**

BUSINESS

1. Apologies.
2. Minutes of the 54th Annual General Meeting held Wednesday 12th November 2025.
3. Financial report, Directors' report and Auditor's report for the year ended 30th June 2026
4. Declaration of the Ballot – 2026 Biennial Election of the Board of Directors
5. To consider and if thought fit pass the four Ordinary Resolutions set out below.

PROCEDURAL NOTES ON RESOLUTIONS

ORDINARY RESOLUTIONS

1. To be passed, as an Ordinary Resolution requires a vote from a simple majority (50% +1) of those members who, being eligible to do so, vote in person on the Ordinary Resolution at the meeting.
2. Life members, Senior members and Full members only are entitled to vote on an Ordinary Resolution.
3. Under the Registered Clubs Act, members who are employees of the Club are ineligible to vote and proxy voting is prohibited.
4. The Board recommends that members vote in favour of each of the Ordinary Resolutions.

ORDINARY RESOLUTION 1

That pursuant to the Registered Clubs Act 1976 the Members approve and agree to the members of the Board during the period preceding the 2027 Annual General Meeting receiving the following benefits to a total amount not exceeding $80,000.00 (plus GST) and the Members further acknowledge that these benefits are not available to Members generally but only to those Members who are elected as Directors of the Club:

i) Reasonable finger food and refreshments to be associated with each Board Meeting of the Club.

ii) The reasonable costs of Directors and their partners attending functions on behalf of the Club.

iii) The right for Directors to incur reasonable expenses in travelling to and from Directors Meetings or other constituted meetings as approved by the Board.

iv) The reasonable costs of Directors attending Clubs NSW General Meetings and Meetings of other associations of which the Club is a member.

v) The reasonable costs of Directors attending seminars, trade displays, organised study tours, fact finding tours and other similar events as may be determined from time to time

(vi) The reasonable costs of Directors attending other Registered Clubs for the purpose of viewing and assessing their facilities and the method of operation provided such attendees are approved by the Board as being necessary for the benefit of the Club.

(vii) The provision of car parking spaces adjacent to the Club for Directors.

(viii) The reasonable costs of entertaining guests of the Club in the Board Room of the Club.

(ix) The reasonable costs of entertaining members and/or guests of the Club in the Club providing such costs are approved by the Board.

(x) The reasonable costs of an annual Christmas dinner for the Board and their partners.

EXPLANATORY NOTES – ORDINARY RESOLUTION 1

1) Under the Registered Clubs Act 1976 (Registered Clubs Act) benefits may only be given to Directors which are not available to every full Member of the Club, if those benefits are approved by Ordinary Resolution of Members or they are out of pocket expenses reasonably incurred in carrying out their duties as directors which are approved by a current resolution of the Board

ORDINARY RESOLUTION 2

That pursuant to Registered Clubs Act 1976 the Members herewith approve the payment of honoraria to be determined from time to time by the Board not exceeding the sum of $70,000.00 in total per annum for the Club Board in its entirety in respect to services provided by any Director of the Club and allocated as follows:

1. President $12,000.00 ($1,000.00 per month inclusive of the superannuation guarantee levy)
2. Each other Director $4,800.00 ($400.00 per month) Provided that if any Director serves in office for any period less than a calendar month then payment for that month will be prorated on a daily basis.

EXPLANATORY NOTES – ORDINARY RESOLUTION 2

1. Under the Registered Clubs Act, honoraria payable to the President and other Directors must be approved by Ordinary Resolution of the Members who are eligible to vote on the election of the Board and who are present at the Annual General Meeting, and vote on the Resolution.
2. Payment of honoraria to Directors of Registered Clubs is well established practice to recognise the efforts of Directors managing the business of the Club.
3. In the course of providing services for the Club, Directors may from time to time incur financial burdens. This Resolution meets the requirements of the Act and provides a suitable mechanism to offset such financial burden.

ORDINARY RESOLUTION 3

That pursuant to the Registered Clubs Act 1976 the Members approve and agree to Life Members of the Club receiving the following benefits.

1. A Life member and his/her spouse or partner are eligible to attend (without charge) functions at the Club which are sponsored by the Club and will be eligible to be transferred by taxi to such functions from their home and return at the expense of the Club.
2. A Life member is entitled to meals and drinks in the Club (without charge) up to a reasonable value as determined by the Board from time to time.

The Members further acknowledge that these benefits are not available to

Members generally but only to those Members who are elected as Life Members of the Club.

EXPLANATORY NOTES – ORDINARY RESOLUTION 3

1. Under the Registered Clubs Act 1976 (Registered Clubs Act) benefits may only be given to Life Members which are not available to every full Member of the Club, if those benefits are approved by Ordinary Resolution of the Members.

ORDINARY RESOLUTION 4

That pursuant to the *Registered Clubs Act,* the members hereby approve and agree that as an expression of thanks to Committee members of all the Club's sporting sub clubs, the Club provide an annual dinner to the Members of those sporting sub clubs who hold, or have held, office on the Committees of those sub clubs between the date of this Annual General Meeting and the Annual General Meeting in 2027, with the reasonable costs of the dinner, including drinks, to be paid for by the Club. The members further acknowledge that these benefits are not available to Members generally, but only to those that are, or have been, Committee members of sporting sub clubs from now until the Annual General Meeting in 2027.

EXPLANATORY NOTES ON ORDINARY RESOLUTION 4

1. Under the Registered Clubs Act, benefits may be given to a class of members which are not available to every full member of the club, if those benefits are approved by an ordinary resolution of the members.

Ordinary Resolution 4 in effect approves Committee members of the sporting sub clubs being entitled to attend an annual dinner provided by the Club as a gesture of thanks for the otherwise unacknowledged and unrewarded work they do in administering their respective sporting sub clubs

NOTE TO MEMBERS REGARDING FINANCIAL AND/OR PERFORMANCE QUERIES

Members who wish to raise any queries or seek any information at the Club's Annual General Meeting about the Income Statement, the Balance Sheet, Cash Flow Statement or associated finances or about the overall performance of the Club or Associated Clubs are asked to give the General Manager notice in writing of their queries or request at least seven (7) days prior to the meeting. This will enable properly researched replies to be prepared for the benefit of members.

BOARD OF DIRECTORS 2025-2026

PRESIDENT: Mr G Edgar

VICE PRESIDENTS: C Takle, J Maher

TREASURER: Mr G Robertson

DIRECTORS: C Wenke, E Simmons, B Harrison, J Briggs

AUDITOR: Crowe Albury

MINUTES OF THE 54TH ANNUAL GENERAL MEETING OF THE COMMERCIAL CLUB (ALBURY) LTD HELD WEDNESDAY 12TH NOVEMBER 2025 AT 6PM

PRESENT: Chairman, Mr Graeme Edgar, declared the meeting opened and welcomed members present.

Number of Members in attendance: - 58

APOLOGIES: P Kent

Chairman then called for the members to be upstanding for a minutes silence for those members who had passed away during the year.

MINUTES

After advising the meeting of the circulation of the Minutes of the 53th Annual General Meeting held Wednesday 13th November 2024 at 6pm the Chairman then asked for a motion for the adoption of the Minutes.

Moved G Docksey **Seconded** J McEachern

Minutes of the 53rd Annual General Meeting of the Commercial Club (Albury) Ltd held Wednesday 13th November 2024 at 6pm be adopted.
CARRIED

PRESIDENTS REPORT

The President then presented his report to the Members.

It is with great pleasure that I present the Chairman's Report for the past financial year. This year has been one of significant achievement, careful planning, and strategic progress for our club.

Despite the ongoing challenges faced across the broader industry, we have remained focused on delivering value to our members while securing a strong and sustainable future.

First and foremost, I would like to extend my sincere thanks to our management team for their unwavering commitment and professionalism throughout the year. To the General Manager Jeff Duck and Finance Manager Dale George, your expertise and deep knowledge of the industry is invaluable to the club. Your strategic oversight, financial acumen, and commitment to sound governance have played a critical role in maintaining our financial health and has guided us through key decisions. Under your guidance, the club has not only remained compliant and efficient but has also continued to enhance the member experience across all areas. The club has greatly benefited from your insights, forward planning, and unwavering dedication to financial sustainability.

I would also like to acknowledge the Board of Directors for their vision, governance, and support. The board has played a key role in driving strategic initiatives and providing a steady hand as we plan for the club's long-term future. Their stewardship ensures that every decision we make is aligned with our mission as a not-for-profit, member-focused organisation.

Our affiliated sporting clubs remain an integral part of our club and community. They bring people together through shared passion, teamwork, and local pride. We extend our sincere gratitude to the many volunteers, whose time, energy, and commitment make these sporting activities possible.

I would like to extend my heartfelt thanks to all our club staff for their outstanding work and dedication over the past year. Your professionalism, resilience, and commitment to excellence have been central to our success. Whether working behind the scenes or on the front line, each of you plays a vital role in creating a welcoming and enjoyable environment for our members and guests.

To our members, thank you for your continued loyalty and involvement. Your support underpins everything we do. It is our responsibility to ensure

that the club remains financially stable, sustainable, and responsive to your evolving needs. With this in mind, we are pleased to report a net profit of $3,315,311 for the recent financial year — a strong result that reflects prudent financial management and steady operational performance.

Looking ahead, we are excited to highlight the club's new direction, which includes ongoing work on a strategic property development. This initiative is not only about expanding our physical footprint but also about creating long-term revenue streams to ensure the club's financial stability for many years to come. These developments are being pursued with a clear commitment to preserving the club's values while positioning it for future generations. We look forward to engaging with our members as these plans progress.

Finally, I would like to express my deepest thanks to you all for the support you have shown me in my role as Chairman. Your encouragement, trust, and ongoing engagement have meant a great deal to me personally. It is both humbling and rewarding to know that my efforts are valued, and that I am seen as a key part of leading this club into the future.

ANNUAL REPORT AND FINANCIAL STATEMENT

The Chairman then advised the meeting that each Member, who had requested, had received a copy of the Annual Report outlining the Financial Report, Directors Report and Auditors Report for the year ending 30th June 2025. He advised the General Manager had provided a comprehensive report in the printed report. The Chairman than called upon the General Manager to make a brief presentation of the Clubs Trading Figures for the Financial Year ended 30th June 2025.

The General Manager provided a presentation to the Members on the Clubs Trading position for the year ended 30th June 2025. He thanked the Members for their continued support and acknowledged his appreciation to all Commercial Club Staff on achieving this years result.

Moved F Carmody **Seconded** L Daly

The Annual Report, Financial Report, Directors Report and Auditors Report for year ended 30th June 2025 be received and adopted.

CARRIED

FIRST SPECIAL RESOLUTION

Moved B Docksey **Seconded** D Schilg

That the Constitution of Commercial Club (Albury) Limited be amended by **deleting** Rule 20B(a)(i), which provides that one of the categories of Temporary membership is as follows:

> "Any visitor whose ordinary place of residence in New South Wales is not less than a distance of five (5) kilometres from the Club or such greater distance as may be determined from time to time by the Board by By-law pursuant to these Rules."

(i) And in its place **inserting** the following new Rule 20B(a)(i):

"Any person who produces to the Club documentary evidence of their identity and ordinary place of residence in New South Wales (such as, without limitation, a driver's licence) and who has not previously been expelled from membership of the Club or been refused membership of the Club or been refused entry to, or been turned out of, the premises of the Club."

And further by renumbering Rule 20B(b) as Rule 20B(a)(iii) and changing the lettering of paragraphs (c) to (h) to paragraphs (b) to (g) in alphabetical order.

CARRIED

ORDINARY RESOLUTIONS

Moved J McEachern **Seconded** M Treloar

The following Ordinary Resolutions as listed below be approved and adopted.

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That pursuant to the Registered Clubs Act 1976 the Members approve and agree to the members of the Board during the period preceding the 2022 Annual General Meeting receiving the following benefits to a total amount not exceeding $80,000.00 (plus GST) and the Members further acknowledge that these benefits are not available to Members generally but only to those Members who are elected as Directors of the Club:

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(vii) The provision of car parking spaces adjacent to the Club for Directors.

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1. President $12,000.00 ($1,000.00 per month inclusive of the superannuation guarantee levy)
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CARRIED

GENERAL BUSINESS

Chairman advised the Members that no items of General Business had been placed on the Agenda but he would be pleased to accept any recommendation or question of a major nature for consideration by the Board of Directors which would be of benefit for the Club.

The following questions were put forward:

1. Member G Docksey enquired whether car parking spaces in Elizabeth Street/Stanley Street car park would be used for any future developments. Chairman G Edgar advised no further developments would be made on this site at this stage.
2. A Member enquired whether the Club would be re-opening the Buffet as a catering option at the Club. Chairman G Edgar advised the Buffet would be not be re-opening.

The Chairman thanked the Sub Committees of the Commercial Club Sporting Sections and their respective Presidents for the work they do within the Club.

BOWLS -	Paul Cole
SQUASH & RACQUETBALL -	Mark Treloar
CUE SPORTS-	Eddie Simmons
BRIDGE -	Sue Pemberton
GOLF -	Liam Trethowan and Jan Bye
FISHING-	Adrian Kent

The Chairman then introduced the Members of the Board of Directors to the members.

The Chairman then closed the meeting and once again thanked the Members for their support and invited the Members to enjoy the hospitality of the Club.

No Further Business

Meeting Closed 6.17pm

COMMERCIAL CLUB
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NOTICE TO MEMBERS

COMMERCIAL CLUB (ALBURY) LTD

2026 BIENNIAL ELECTION OF THE BOARD OF DIRECTORS

CLOSE OF NOMINATIONS AND ELECTION RESULT

At the close of nominations at 2.00pm on Friday 7 August 2026, 8 nominations had been received and accepted for the 8 available positions.

No candidate was rejected and none withdrew.

As a result, the election was uncontested and no voting will be required.

The following 8 candidates are therefore declared elected to a 2 year term commencing at the conclusion of the upcoming AGM

DIRECTORS (8)

(shown in alphabetical order)

***Joy BRIGGS**
***Graeme EDGAR**
***Bernard HARRISON**
***Jim MAHER**
***Graham ROBERTSON**
***Edward SIMMONS**
***Carolyn TAKLE**
***Chris WENKE**

*Indicates currently serving Director

If you require any further information please do not hesitate to call the Returning Officer on 0432 218 026 or email to returning.officer@ozemail.com.au

Philip Binns
Independent Returning Officer

IAN MOSS & TROY CASSAR-DALEY

TOGETHER ALONE TOUR 2026

SPECIAL GUEST DINGO (BRANDON DODD)

FRIDAY 30TH OCTOBER

Together Alone Tour

8pm Show

bookings @
www.commercialclubalbury.com.au

MELBOURNE CUP CALCUTTA

Monday 2nd November

Zodiac Lounge
Tickets on sale from 5pm
7pm start
18 years plus

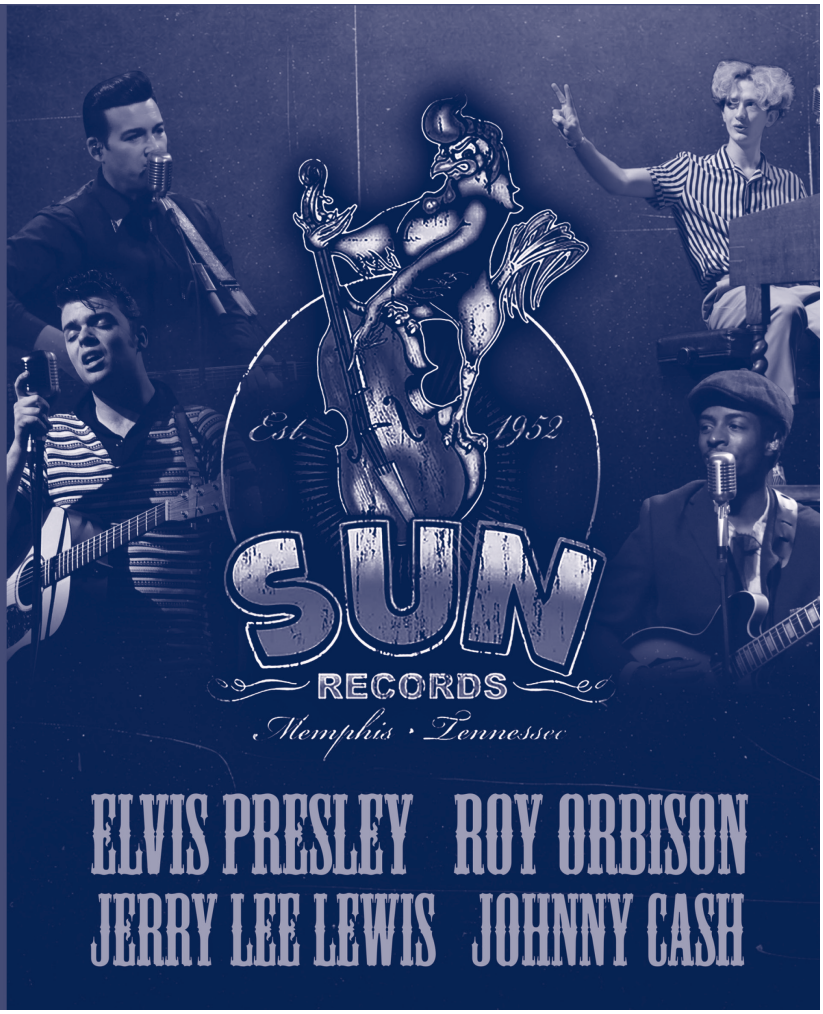
SATURDAY 7TH NOVEMBER

Where Rock n Roll was born

The Official Sun Records Concert Show

8pm Show

bookings @
www.commercialclubalbury.com.au



SATURDAY 12th DECEMBER

A great idea for your work Christmas Party!

bookings @
www.commercialclubalbury.com.au