

## Magpies Sporting Club Ltd

Minutes of the forty-fifth Annual General Meeting held on Monday 24th November 2025 at Sky's Function Venue Glenella Road, Glenella.

- Meeting Opened:** 19:03 by Jason Egan Chairman
- Present:** As per attendance book
- Apologies:** Greg Jensen, Nichola Hayes, Martin Pollock and Greg Whitmore
- Welcome:** Jason Egan Chairman welcomed all attending
- Silence:** Jason Egan asked all to stand for a minute's silence for all members who have passed on during the year

### **Minutes of Previous AGM:**

Jason Egan Chairman asked for confirmation and movement of minutes from previous AGM.

**Moved that the minutes of the previous AGM as read, be accepted**

*Bob Clarke / Ian Quinn - All in favour - Carried*

### **Business Arising from minutes**

Paul O'Brien. A lot of questions were raised from last year's AGM which went unanswered. The reply to several queries was we will look into it or it will be taken into consideration. Jason indicated that there will be a dedicated space in the foyer as part of the renovations where the club will display our history and magpie of the Year.

Jason Egan said after the renovation, this will be included in the hallway running from the foyer to the centre of the club.

Paul O'Brien thanked Jason for the feedback and commented that our members that attend the AGM and ask questions deserve to be answered. They may not like or agree with the answer but their concerns should be addressed.

**Chairmans report:** Tabled as per the Annual Report and spoken by Jason Egan

Moved that the Chairman's Report be accepted as tabled

*Paul O'Brien / Barry Hanson - All in favour - Carried*

### **Chairmans Redevelopment Update:**

Tabled as per the Redevelopment Update and spoken by Jason Egan

Comments from the floor: None

### **General Manager's Report:**

Tabled as per the Annual Report and spoken by Mitch Milanovic

Moved that the General Manager's Report be accepted as tabled

*John Talbort / Paul O'Brien - All in favour - Carried*

Comments from the floor: None

**Financial Statements:** Christiane Christoffel presented the report and the audited statements for the period as outlined in the Annual Report.

Moved that the Financial Report be accepted as tabled

*Ian Quinn/ Paul O'Brien - All in favour - Carried*

### **Comments from the floor:**

**Paul O'Brien** asked about the independent review (Quantity Surveyor) completed; did we give the numbers to Woollam's.

**Mitch Milanovic** said no Woollam's had no knowledge of the numbers, the review was completed independently.

**Jason Egan**, the Board prior to appointing Woollam's sought advice from an Independent Quantity Surveyor, Jacaranda performed A feasibility study, Westpac provided advice and the Club solicitor reviewed the contract.

### **Election of Office Bearers:**

The Chairman advised that there were two positions available.

Nominees are:

Ken Shuttlewood

Paul Hudson

### **Result of Election:**

All nominees accepted positions unopposed

### **Appointment of Auditors:**

Moved that Brown and Bird be reappointed as auditors for the 2026 financial year.

*Barry Sheedy/ Keith Carrol - All in favour - Carried*

## **General Business:**

**Ian Quinn** said that we will not get a better financial report. Excellent report by the board. The club is in a good position and for Mitch to come on board and increase our revenue and net profit, he has done an excellent job. The main thing going forward is our Redevelopment and how this is managed by the board with the builder and how the club stays open to do business and how patrons commute.

**Paul O'Brien** reiterated Ian's comments. this is an excellent result, credit to Mitch and the Board.

**Paul O'Brien**, in terms of the loan, is it still a 3-stage renovation? Jason Egan, the renovation is over two stages.

**Paul O'Brien** - will the loan be drawn in full? Was Westpac bank more competitive than ANZ?

Christiane Christoffel, yes, we went to market with ANZ, NAB and Westpac. All were given the opportunity to put forward proposals and Westpac was the standout with their conditions, interest rate, and term of loan. We started a relationship with them quite a few months ago. We will draw down over 18 months interest only thereafter repayments Hypothetically if we were to draw down today, the interest rate would be 5.2% and interest only. Once fully drawn repayments will start approx. \$257K over a 10-year term.

**Paul O'Brien** noticed that employee benefits were up \$100,000. Are we actively ensuring staff are taking annual leave? Mitch Milanovic, we have a lot of long-term staff members contributing to the leave balance. Within the limits of the regulations we have asked staff to take leave to keep the liability down.

**Paul O'Brien**, our trade creditors are up \$1.15 million, are we paying within 30 - 60 days? Christiane Christoffel, yes always 30 days. At 30<sup>th</sup> June, the balance was higher as we had large invoices for the Car park and redevelopment.

**Paul O'Brien**, now that we have the solar panels up, are we seeing a difference to the electricity bills? Christiane Christoffel, in dollar terms up \$60K on last year. Mitch Milanovic advised that we signed a new agreement at the end of last year. The previous agreement gave the largest reduction in year 4. Since then, we have seen a 25% increase in electricity. Our Stage 1 solar implementation is 110KW and Stage 2 will see a further 200KW on the new building and we hope to see greater savings then.

**Paul O'Brien** raised concern around the impact the renovation may have on the gaming room. What process do we have in place to minimise loss of revenue? Mitch Milanovic, we will look to have only around nine machines off the floor. Majority of the disruption will be outside the building. We are looking at ways to mitigate risks and still bringing people into the club. We have purchased a golf buggy and are looking at how we can increase our marketing. The feasibility study conducted by Jacaranda forecast a 15% reduction in Gaming and 20% reduction in Food and Beverage. We budgeted a

little less due to my previous experience where I saw a 12% decrease in Gaming and we are hoping to achieve that.

**Paul O'Brien.** A brand-new gaming room is an exciting time, what are the plans for that. Mitch Milanovic, yes, in the last 6 months there has been a lot of planning for the design of the gaming room. We will have the most up to date technology, new games, and new chairs. In the last 6 months we have made sure that we have the most up to date product on the floor to protect us and ensure we remain the number one gaming venue in Mackay.

**Paul O'Brien,** will we be putting extra machines on the floor in the new Gaming room. Mitch said no, I did consider this but it is not always worthwhile to put extra machines on the floor. An increase would mean an increase in our monitoring costs and our occupancy is currently very good at 60-70%, very rarely do we get days where every machine is being played. We do have plans in place that will allow us to consider this in the future.

**Jason Egan,** there are clauses in the contract to hold Woollam's accountable during the transition.

**Rob Sinn.** Will there be an upgrade to Sports Bar seating? Jason Egan, yes during stage two. During Stage one, there will be more seating in the Café and Restaurant and there will be more food offerings. Thereafter Stage 2 will be the Bar.

**Rob Sinn,** the Bar is one of the worst in town, it is poky and horrible It is very noisy on a Friday afternoon, and I am very disappointed that the Sports Bar is 2-3 years away. Jason Egan, the Gaming room is the engine room and is what creates a lot of money. There will be a new Café and a new restaurant, we cannot do everything at once. The architects have designed the plan and these stages are best suited to our club.

**Bob Clarke.** Sports Bar upgrade, disappointed it is the last part to be upgraded. Jason Egan, top priority will be the gaming area as that is the money generator followed by a new café and food offering. We cannot upgrade everything at once. The Sports Bar will get a makeover however it will not be increased in size.

**Mitch Milanovic,** although the Sports Bar will not be extended in Stage 1, there will be new carpets, new paint and updated Bar wrapping.

**Bob Clarke,** where the Donga's are now, this could be 7 disabled car parking spaces. It is a long walk. Mitch Milanovic, we are organising a transit buggy to pick up & drop off.

**Paul O'Brien,** disabled parking it is a long way to walk. It is good to see that there is a plan in place. Jason Egan, once the buggy is up and running it will go on social media.

**Paul O'Brien,** with the growth are we looking at putting on an Operations Manager? Mitch Milanovic yes introduced Julie Field as our newly appointed Assistant Manager. Julie has 20 years' experience in Hospitality working most recently with Mount Pleasant tavern.

**Paul O'Brien** acknowledged Paul Kocour and Ken Dean on 20 and 15 years with the club for their dedication and service to the club.

**John Talbot**, long term staff advised him they are not happy. Jason Egan, there are no issues with staff. We have full senior management team now; some staff may struggle with that change. Jason Egan, we have 145 staff, and people do not like change. Ian Quinn, commented the AGM was not the time to discuss this matter and to make contact with the GM.

**Charles Ogilvie**, it is more about the communication to staff of the plans, they may feel uncomfortable Mitch, but you or HR bringing that information to the employees. I understand that the club is doing great, but maybe you need to build more confidence with the staff that everything is doing great.

**Barry Sheedy**, this is a serious business, and the running of this club is in the hands of the GM and directors. At a board meeting it is critical to consider turnover, Gross margins and wages and controlling those.

**Wendy Baynton**, thanks for the netball shed. Is the function area changing will the shape change will it be rectangular; will the size change? Jason Egan, yes it will be a rectangular shape, it will be slightly smaller. Dining area will be slightly reduced due to the waiting area when you first come in.

**Warren Lewis** suggested changing the outdoor smoking area (sports bar) to a non-smoking area.

**Barry Hanson**, memorabilia missing trophy cabinet and trophies. After first renovations it was taken away to the shed on Fursden Street. Trying to chase it down but nothing has happened. Jason Egan advised Ian Quinn may have any answer. Ian Quinn advised there is nothing in the shed at Fursden Street. A lot was thrown away, and some items were rescued however the rest will be gone since 2018.

**Kevin Brown**, what happened with the AGM letter mailout? Christiane Christoffel, there was a misalignment in the mail merge, it will not happen again. Everyone's addresses are correct in the system. Jason Egan, we apologise for the inconvenience, it will not happen again.

Members and guests were invited to take part in light refreshments at the conclusion of the meeting.

There being no further business, the meeting closed at 8:09pm.