

**TURA BEACH COUNTRY CLUB LIMITED**  
**ABN 77 151 071 564**

**NOTICE OF GENERAL MEETING**

**NOTICE** is hereby given that of a General Meeting of **TURA BEACH COUNTRY CLUB LTD** will be held in the Clubhouse 1A The Fairway, Tura Beach, New South Wales on Monday. 29 September 2025 at commencing at 5:30 PM.

**BUSINESS**

The Business of the meeting will be to consider and if thought fit pass:

1. a Resolution pursuant to Rule 29.4 of the Club's Constitution to seek approval from members for capital works, golf machinery purchase & obtaining a secured loan.

**PROCEDURAL MATTERS**

2. Only Life members and financial Sporting members are entitled to vote on the Special Resolutions.
3. To be passed, a resolution approving capital works and a special resolution to amend the Club's Constitution must receive votes in favour from three quarters (75%) of those members who, being eligible to do so, vote in person on the resolution at the meeting.
4. Under the Registered Clubs Act:
  - (a) members who are employees of the Club are not entitled to vote.
  - (b) proxy voting is prohibited.
5. The Board recommends the Resolution to members.

**RESOLUTION PURSUANT TO RULE 29.4 OF THE CONSTITUTION**

That pursuant to Rule 29.4 of the Club's Constitution, the members hereby approve capital expenditure of approximately \$250,000.00 (exclusive of any GST) for renovations, upgrades and works to the Club's kitchen & bistro areas and the purchase of specialised golf machinery financed by a secured loan.

**Notes to Members on Resolution pursuant to Rule 29.4**

1. Rule 29.4 of the Constitution provides as follows:

*"29.4 Notwithstanding any other rule in this Constitution, the Board shall not take the actions referred to in paragraphs (a), (b) (c) (d) or (e) of this Rule 29.4 unless such action has been approved by a resolution authorising such actions passed by a 75% majority of members present and voting at a General Meeting:*

- (a) *Subject to Rule 29.4B the maximum spend amount for the purposes of Rule 29.4(a) during the financial year ended 31 December 2019 is \$400,000 (exclusive of GST or other taxes). In regard to this amount no more than 50% can be spent on leasing. The maximum spend amount will then be increased on the first day of each subsequent financial year in accordance with increases to Consumer Price Index(all Groups) Sydney as determined by the Board; and does not include up to \$150,000 (exclusive of GST) expenditure by the Club on gaming machines or any gaming machine related equipment. The maximum excluded amount will then be increased on the first day of each subsequent financial year in accordance with increase to the Consumer Price Index (all Groups) Sydney as determined by the Board.*
- (b) *Borrowing any sum or sums which result in the then current borrowings of the Club being greater than two hundred thousand dollars (\$200,000);*
- (c) *Borrowing any sum whatsoever if any real property of the Club is used as security for the loan, or*
- (d) *The Board or its committees approving structural alterations to the Golf Course that will significantly alter the playing characteristic of the course, providing that any vote on this sub-clause can only be cast by golfing members present and voting at the meeting.*

*29.4B The maximum spend amount for the purposes of Rule 29.4(a) does not include any item of capital expenditure that is funded, partly or wholly, through grants from third parties."*

- 2. The Board wish to undertake the renovation works to the kitchen & bistro of the Club. The approximate costs of the works is \$200,000.
- 3. The Board wish to purchase specialised golf machinery, which is vital to maintaining and improving the standard of the Golf Course. The approximate costs of the machinery is \$50,000.
- 4. While this amount is within the cap/limit in Rule 29.4, by the time the Club undertakes the kitchen & bistro works, this cap/limit will have been reached.
- 5. The Board wish to fund the capital works and machinery through a secured business loan of \$250,000 with a 5 year term.
- 6. Accordingly, the Board is asking that members pass this resolution at this time so that the Club can undertake the works with certainty and commit to the contracts for the works.

Dated: 8 September 2025

By direction of the Board



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**Scott MacLean**  
**General Manager**