



RAMSGATE RSL MEMORIAL CLUB LTD

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10 October 2013

Mr. Paul Hickey
General Manager
Ballina Shire Council
P.O Box 450
Ballina NSW 2478

Dear Mr. Hickey,

Re: Lennox Head Bowls & Sports Club

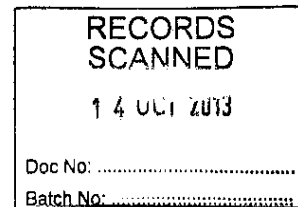
Thank you for your letter of 1 October 2013.

Ramsgate RSL has entered into a formal De-amalgamation Agreement with the new club, and also obtained member approval as required under legislation at two separate member meetings based on formal disclosures as to what is proposed.

The proposal and commitment from the new club is to fully take over the responsibilities under the premises lease from the time the de-amalgamation is completed and Ramsgate RSL is not in a position to vary that arrangement.

Yours Faithfully,


Phillip Bragg
Chief Executive Officer



10.12 Lennox Head Bowling Club - Lease Update.DOC

Sandra Bailey

From: Sandra Bailey
Sent: Tuesday, 15 October 2013 6:13 PM
To: Sandra Bailey
Subject: FW: Lease Lennox Head Community Sports and Recreation Club.

From: Pip Carter [<mailto:CEO@standrew.com.au>]
Sent: Monday, 14 October 2013 6:33 PM
To: Paul Hickey
Subject: Lease Lennox Head Community Sports and Recreation Club.

Dear Paul,

In regards to the lease the Council mentioned a caveat over all 29 of the poker machines licenses that Lennox Head Community Sports and Recreation Club (LHCS&RC) posses.
It must be realised that if the Council has the caveat over this then the Club has no collateral at all to be able to borrow money against if required (as this stage not foreseeable)

There are two points wish we would like to put forward;

1/ That there be no caveat over the poker machine licenses as this would allow the club to borrow should we need to, This is our preferred option;

2/ If Council wish to take a caveat of Poker machine licenses then the Committee believe that the caveat should be over no more than 10 licenses only. The Club needs to have the flexibility over the 19 licenses left. This club will need to be able to upgrade or sell if needed some licenses without prior approval from Council. It is hoped that nil licenses will need to be sold however 9 may have to be considered in order to commence running the club . It must be realised that Club Lennox needs to be able to upgrade the Poker machines as and when required to make them appealing to the user. We believe that the condition around this should be a caveat over the machines until the 50% rent assistance is reached and then lifted.

We need to have this resolved as soon as possible otherwise we will not be able to open the club prior to Christmas as the Community wishes and it is holding up our application for licenses.

Then should we have to register to the caveat, who bears the cost and will there be a further time delay.
Should you require any further information then please call me.

Regards
Pip Carter