



Westhaven Marina Users Association Incorporated

Chair's report.

Financial Year ended March 31st, 2024

Welcome to yet another summary of the year, just gone by with the Westhaven Marina Users Committee.

This is an opportune time to remind you that your current committee is ineligible and needs desperately, to be replaced. Only one member is a berth renter, the other two have sold their vessels and released their commitment to Westhaven. Therefore, you must attend this AGM on 31st July, and restore the order that your constitution demands.

WMUA is in excellent heart with healthy cash assets and quite a job to do over the next 2 years. 2026 signals the end of the Existing Trust BEU arrangements and Panuku has been most reluctant to advise of any planning in place, for the future.

In fact, it seems, that Panuku were reluctant to advise their Governing Body, Auckland Council, of the opportunity to re- lease BEU style berths at Westhaven, with a potential to earn around \$320m in 2026. You may have heard, earlier this year, that the mayor had initiated a new 20-year plan, with everything on the table. We may have initiated the process that caused this to happen.

So, Westhaven is certainly part of the new 20-year plan. Now, we want WMUA to become part of the Westhaven berth lease planning, plus being part the Trustees overseeing the end-to-end operation.

However, the people, within WMUA, are no longer eligible to be committee members so, please come to the AGM o 31st July, and put your hand up to join the committee and help continue this work. Rest assured that we will stay on to assist in your new endeavours. Now is the time for you to step up.

So, your caretaker committee this year, has kept an eye on goings-on at Council and believe that we are in a great position to be involved in determining the future of berth holders and renters at Westhaven. However, we cannot keep going without a legitimate committee being established at this AGM on 31st July 2024

This year, we have kept our costs down with our income, well exceeding expenses. Last year we promised to keep expenses at around \$8,000. This year our expenses have been less than \$4,000.

The Auckland Marina Users Association repaid our loan to them, of \$11,000.00.

During the year, we took the opportunity to review our membership, reduce it to active members and to stop over-invoicing. This has meant incorporating our membership totally into MYOB and then reducing the “old” list, into a current list of members who are willing to pay their subscription invoice. This shows in the accounts as bad debts, which are really subscriptions which are not current. Their value this year is \$6,800, plus we have increased our provision allowance, in the Balance Sheet which says that we expect to collect only 30% of the outstanding subscriptions, which are still outstanding on 31 March 2024. Now that we have written off the previous years’ \$6820.00, none of these outstandings at FYE 24 are older than 1 year.

To explain accruals, several of our members credited our bank with their Westhaven Marina fees, so we have contacted them and will repay them.

So, we have used this year’s profit to get our accounts in a very tidy state.

Apart from working with Auckland Council to be involved in the post 2026 outcomes for berths at Westhaven, we have also to face a re-write of our constitution.

We need a new committee member who is willing to work on this. We have collected some templates and some of us have re-written our constitution in the past. So please step up at the AGM. We will be there to help you.

We have made several comments around berth size at Westhaven. When the original marina was built, an average berth size was considered to be 10m. Today, Westhaven Marina has been refurbishing 10m berths into 14m berths and increasing the average berth size, at Westhaven.

While not many 10m berths have been increased to 14m, what has happened is that, through Capex, they have increased to 12m and thus, along with other changes in the marina, increased the average berth size to 14m.

In deciding the size of your berth, you must consider how Westhaven Marina now measures overhang. In essence they take the overall measurement of your boat and settle a berth charge on that. So, if you have a 10m berth and your overhang is 100mm, then you will be charged the amount for the next size up. If the next size up from 10m is 12 m then you will be charged for a 12m berth, even though your berth is officially only 10m. These are the points that Grant Faber brought to our attention at the last AGM.

This may help to explain how the average berth size at Westhaven has suddenly grown to 14m.

With the conclusion of the Existing Trust in 2006, now is the opportunity for us to become directly involved in defining these new BEU agreements for those who want to make a longer agreement for an exclusive occupancy agreement over a fixed period, as well as those who may want to establish a monthly, or an annual rental agreement for a guaranteed berth at Westhaven Marina.

See you there.

Kind regards

Margaret Burden

Deputy Chair

Westhaven Marina Users Association Inc

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