

	MCTC Board Meeting Minutes DRAFT	
	Date:	Wednesday 22 nd October 2025
	Time:	6.15PM
	Location:	The Hub
	Public/Board Only	Board Only
Directors Attending:	Dave Mealand (DM) Bob Jones (BJ) Lesley Jones (LJ) Annie Tordoff (AT) (online, until 19.30)	
Staff attending:	Suzanne Pender (SP)	
Apologies:	Jenny Rennie (JR)	
Chaired by:	Dave Mealand	
Minutes by:	Aukje Delnooz	
Meeting is quorate:	Yes, minimum 3 directors	
Declaration of Interests	DM is sauna supplier (having been awarded the tender) as well as MCTC Chair. (This declaration to be added in future meetings as long as sauna is relevant) No other declarations. Café will be discussed, AD works at Café.	

Agenda Points	Summary/Discussion/Feedback	Actions/Decisions	Person resp.	Date due
1 Welcome & declarations of interest				
2. Minutes of last meeting	<p>Minutes of last meeting approved: SP proposed, LJ seconded.</p> <p>Regarding using leftover wood from shed build: LHK took it all away. LHK has gone into administration and hasn't finished the build. Wood hadn't been paid for yet by LHK. Shed hasn't been fully paid for either; so proposing to withhold payment until wood has been returned.</p> <p>Regarding next year's budget: draft budget still to be done.</p>	<p>Action: SP to get written position statement from LD and architect re money owed for LHK shed and wood.</p> <p>Action: Adeline to create a draft budget, for board discussion.</p>	<p>SP</p> <p>Adeline</p>	<p>Asap</p> <p>asap</p>

<p>3. Operations</p>	<ul style="list-style-type: none"> • Harbour: <ul style="list-style-type: none"> ➤ Storm damage to pontoons: thanks to BJ and harbour master for limiting damage and working to get it fixed. Mostly done now. Still missing one blue float. Not causing any problems. Will need to look at options for creating a breakwater, going forward. ➤ Gym update: gym plans are on pause at the moment. Would cost £14K for equipment. Insurers will probably include it in existing insurance. Cleaning/maintenance to be included in harbour master role. Building signed off? SP: Inspector has been and is approved. Funding options: applied to Scottish Seafarms (£500)/BakaFrost (£5K). MCTC budget has £7K. SP also to do Sport England. Application to MCT for £10K is on hold. Awards4All was rejected. SP still waiting for answer from LQS. Insulation needs to be put between ply and wood, not added on inside of the ply. Need to make a plan (work party?) for this, as well as for cutting a door in the sliding door and creating a second door on opposite side to meet fire regulations. ➤ Winter maintenance: SP has list. DM/BJ to look through list with harbourmaster. ➤ Parking: Discussion was had regarding asking for voluntary contribution from visitors towards parking at harbour (e.g. £5/day). Perhaps with QR code to show what money will be used for and ease of donating. ➤ LAMA: DM/SP have had conversation with LAMA, who are interested in handing over all their moorings to MCTC. They will let us know the numbers, so we can decide. Prior to this, they wanted pontoons for their dinghies and have found possible funding for this (£40K). To be discussed further. ➤ Winter berthing fees: Cerrera/Tobermory more expensive. Need to be clearly communicated and adhered to. 	<p>Action: SP to keep eye out for missing blue float near her house</p> <p>Action: DM/BJ to get another float from Gaelforce</p> <p>Action: SP to speak to possible sponsors re funding for gym</p> <p>Action: SP/BJ/DM to speak to harbour master about best method for insulation, cutting a door in the sliding door and creating second door.</p> <p>Action: DM/BJ to go through winter maintenance list with harbour master</p> <p>Action: SP to send round a proposal for a voluntary parking contribution sign for harbour, for approval.</p> <p>Action: SP to speak to LQS again regarding state of the road and the use of rejects from mine to extend parking area.</p> <p>Action: SP to put current winter berthing fees on website and deal with non-local customer currently on incorrect rates.</p>	<p>SP</p> <p>DM/BJ</p> <p>SP</p> <p>SP/BJ/DM</p> <p>DM/BJ</p> <p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p>	<p>12/11/25</p> <p>12/11/25</p> <p>12/11/25</p> <p>12/11/25</p> <p>Asap</p> <p>12/11/25</p> <p>12/11/25</p> <p>12/11/25</p>
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	<ul style="list-style-type: none"> • Café: Good month in August, September less, due to Madi's holiday. October been quiet, with some impact from new Ardtornish Café and storm. Need to look at proposed model for Nov/Dec: e.g. 3 days café, 2 evenings. Two evenings so far took £400+, so less staffing and more profit. Ensure we don't compete with Whitehouse or Social Club. How many locals come in during the day? Café staff to tally for a month. How can we benefit from the craft sales? Suggestion to rent out shelves. Need to look at pricing again. Ratio on food sales is good. Problem is in staff costs and admin recharges (Adeline, SP). Rumours around Café plans, generated through MCDC member. All agree for DM to speak to MCDC. <ul style="list-style-type: none"> ➢ Coffee machine: now in MCTC ownership instead of rented. ➢ Winter plans: will need to have separate meeting re winter model. • Fuel station: Trading Standards paid an unannounced visit, passed with flying colours. Only 1 advisory: notice needed for filling small cans, which is now done. Meeting with Andrew Kelly, fuel costs are probably not taking inflation/other costs in consideration (insurance, admin etc.). Fuel sales on budget, cost of sales on budget. Need to look at including those costs into fuel prices. DM/SP to do email with proposal for higher fuel prices. Perhaps worth contacting bigger fuel company to get better deal? • Resilience SP wants find funding to create resilience (generator/Starlink) for hub. Kate Forbes suggested asking SSEN for grants. SP to contact (MCC). 	<p>Action: SP to ask Café staff to tally numbers of local visitors to café for a month.</p> <p>Action: SP to model a 3% and 5% price increase for discussion.</p> <p>Action: DM to speak to MCDC regarding rumours about plans for the café and working relationship between MCTC-MCDC in this.</p> <p>Action: SP to set up meeting regarding winter model for Cafe.</p> <p>Action: DM/SP to circulate email with proposal for higher fuel prices.</p> <p>Action: SP to contact Certas rep to explore if other supplier can get us a better deal.</p> <p>Action: SP to contact Chair of MCC regarding outcome of MCC meeting about resilience.</p>	<p>SP</p> <p>SP</p> <p>DM</p> <p>SP</p> <p>DM/SP</p> <p>SP</p> <p>SP</p>	<p>Asap</p> <p>12/11/25</p> <p>Asap</p> <p>12/11/25</p> <p>12/11/25</p> <p>Asap</p>
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4. Financial and performance reporting	<p>Income this month 33.4K</p> <p>Year to Date 7% up on budget (Year to Date income: £231K)</p> <p>Cost of sales month: £16.3K (in budget £16.1K)</p> <p>Cost of sales Year to Date: £102K (in budget £96K, so over by 6%).</p> <p>Gross profit for the year: 8% up on budget.</p> <p>Operating expenses: £28.9K month, £22K budget, so 31% over (is staff costs and admin recharges). SP has asked MCDC to take on these costs during winter months (as payment holiday for MCTC) and is waiting for response.</p> <p>Net profit Year to Date: £20K</p> <p>Suggestion: Could MorVolts subsidise the fuel pumps for locals? Create focus group to discuss options?</p>			
5. Staff	-			
6. H&S policy	Action: LJ and others to look at the draft and give feedback before next meeting.	Action: all directors to look at circulated draft H&S policy and send feedback before next meeting	All	5/11/25
7. Stakeholder messages /new stories to cascade	-			
9. AOB	Sauna club fees	Action: SP/DM to discuss Sauna Club fees.	SP/DM	1/11/25

Meeting closed at 20.00

Next Meeting	Date	Wednesday 12 th November 2025	Time:	7.00PM
	Location	Hub	Board Only/Public	Board Only
Minutes approved	Date:	Sign:	Name	

Overview of 2025 meetings:

Proposed dates MCDC	MCTC (monthly between April-Sept, then once every two months)	MorVolts
-	12th November - Hub	
2 nd December – Hub	-	

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