

Kia Ora Firstly an apology that this AGM is later than usual, given that several of us have been away.

Again our year has been a disrupted one given the ongoing uncertainties surrounding the Covid Pandemic and Omicron. It affected us in several ways.

A lot of bookings were cancelled which caused concern, and a lot of bookings were postponed which was encouraging. The Hub was used by the Wanaka Medical centre for Vaccinations in September and Sharon and the team spent a great deal of time in making sure the tenants and public were safe and protected when using the Hub. Masks, QR codes, Vaccine certificates were all necessary from time to time and the girls have done a great job in implementing the strategies necessary to cover these events. Even Santa had to be on the big screen during the very successful Santa's Grotto and the design of the Hub was really helpful in keeping people distanced when necessary.

The big fund raiser for the year, Wonder Chef, had to be postponed and as I write we will be able to run this when this alert level is removed, we hope in the new year. Both Mitre 10 and New World Three Parks are still behind the venture, which is fantastic. Another house and garden tour was touted for November with Rotary, however due to lack of man power we have had to cancel this. One event we were able to host was a 10 course degustation dinner kindly cheffed by Nigel Greening the owner of Felton Road. We held this event in his home and at \$500 per head it was a great success raising \$5500.

We have paid off \$45,000 from our diocesan fund loan this year which leaves us with \$95,000 owing and at our meeting today we will reduce this by a further \$20,000 which is a fantastic effort and shows that the forecasting done at set up time was very accurate and that the Hub is in fact self-sustaining at present levels. We have also set up a \$20,000 sinking fund for future projects and R & M. We will add to this as finances allow.

During the year we have upgraded the panic alarm system and put in new blinds as well as paying for the removal of some boundary trees which were either dead or posing a threat to the building.

A Lions Foundation grant came through and has allowed us to completely furnish the upstairs area and put in a heat pump (mezzanine floor). We have looked at putting a lift into this area but at this stage the costs are too high for us and we note in our consent that the area is in fact compliant for ambulant disabled people. It is one of those things that can be looked at again later. We also received a grant for a Defib unit which has now been installed at the Hub and while we hope it won't be needed it is good for our building to have this facility. We have also worked with and are waiting to hear back whether or not the Hub could be used as a civil defence area given that we have solar power and a facility which would be big enough to cope with a crisis should it arise. This is a work in progress. A Lotteries grant for \$30k was applied to wages and salary for staff. Government grants for wage subsidy and two resurgence payments has meant that Covid has not had a huge impact on the Hub financially.

Leases were rolled over in November and we advised tenants that once we were able to confirm the Grant from the council we would hope to be able to retain the rentals at the same levels. Which leads me to our continuing saga with the QLDC. As at writing last year's report we had been advised that the Council wanted us to enter into mediation. We were unsure as to the reasons for this and would not commit to it before Xmas 2021. A date was set for February 2022 and we met with the Council's mediator (at their Cost) and our tenant ACDT to talk through issues. This short mediation resolved some

underlying minor concerns QLDC and ACDT have had, it cemented our commitment to work collaboratively with ACDT, and we are happy to say that with this now behind us the Grant money has been signed off and rentals for permanent tenants remain the same. I would like to personally thank all of the Board for their tireless efforts in getting resolution on this matter which at times was very tiring and very trying!

We are regularly meeting with our tenants to gauge their needs and everything seems to be settled and tenants are bedded in. The girls are constantly upgrading the website so that the public can be aware of what is happening at the Hub and events of public interest. We now have a kiosk at the front of the Hub for donations of food and this has proved popular to assist the Foodbank and their customers.

Art continues to be a popular user of the Hub with the art society, creative fibre, as well as schools providing exhibitions through the year. Thank you Peter for co ordinating the school event. We also had a special art exhibition in May as a fundraiser for humanitarian aid in Ukraine.

The Easter Egg hunt was able go ahead and thanks to the girls for doing this. The money raised went to a Ukrainian children's fund.

The list of casual users is huge and is showing that the Hub is affordable and a popular facility for a vast array of users, and whilst we had a downturn over the early part of the year bookings are better than ever at present. We have a very good mix of tiers using the facility and a small number of large repeat commercial users who really do help to balance the books for us.

With respect to staffing at the Hub, during the year we were happy for Sharon to take on another part time position which dove tails with her Management job at the Hub and has meant that both Alicia and Jan are now more involved with the day to day running, financial inputting and so on. Both front of house staff received increases to their remuneration as a result. We have also got two temporary staff members, Meetu Saklani and Marieke Miller who are able to cover for sickness and annual leave. We are very fortunate to have such a loyal and committed team working for us.

During the year we have welcomed two new trustees to the Board. Mathew Faneslow and Felicity Hayman join us and increase our team to 7 which is a good number. Mathew came from Wellington and is a consultant, while Felicity has been involved with the Hub in various guises over a long period of time so is a valuable asset with her legal background. Wayne Hudson resigned from the Board midyear as the ACDT rep and we are awaiting the appointment of another representative. Peter Duncan continues to be our representative on the ACDT Board. To you all I give my sincere thanks for your support and the work you have all so tirelessly undertaken on behalf of the Hub. It is so encouraging for us all to see the light at the end of the tunnel financially and to have plans in place that will allow the Hub to be indeed the Heart of our community going forward.

As our Whakatauki which was put up during the year says....

Nau te rourou, naka te rourou, ka ora ai te iwi - I put food in your basket, you put food in my basket, and together we thrive.

I move the adoption of my report.