

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Minutes of Quarterly General Meeting 21st March 2017

Meeting opened at 2:02pm

1. Attendance, Apologies and Receipt of Proxies:

Residents in attendance: 68
Apologies: 11
Receipt of Proxies: Not Applicable

2. Confirmation of minutes of Previous Meeting:

Moved that the previous minutes be accepted Ray Larke, seconded by Mary Wearing-Smith. Passed

3. Business Arising from the Minutes:

Nil

4. Treasurer's Report: Desolie Gleeson

DECEMBER – JANUARY – FEBRUARY 2016/2017

Money at hand on the 1st December	\$15,933.00
Deposits during the quarter	\$ 15,970.00
Main deposits....Bar takings	\$11,273.00
incl: \$2,722.00 from Charity Day also \$770 Christmas raffle	
\$484 Raffle Kitchen Equip, \$546 Aust Day, \$235 Trivia Night (Total \$4757)	
Payments during the quarter	\$13,833.00
Major Payments....Bar supplies	\$ 7,213.00
Leukaemia Foundation	2,722.00
Kitchen Equipment (new kitchen)	1,000.00
Kitchen Equipment from raffle	484.00
Christmas Function including entertainer	700.00
Library Purchases	400.00
Australia Day Costs	618.00

Money at hand end February	\$17,860.00
We started the quarter with	\$15,933.00
And finished with	\$17,860.00
A profit of	\$ 1,927.00

Funds Report.

July 2016 to February 2017 Chair, George West

All figures are from 1st July 2016 to the 28th February 2017

GSF-ILU's

Income : Actual 380K Budget 390K

Under by 10K due to the AVEO being late in transferring funds from the main account to the GSF account. This is better than last quarter when the deficit was 17K.

Expenses : Actual 333K Budget 390K

Under by 57k due to salaries & wages under by 11k, contract garden (maintenance man) under by 20k, admin expenses under by 8k, water rates under by 6k and pest control under by 9k.

This fund is 47k positive.

GSF-Service Apartments

Income : Actual 596k Budget 550K

Over budget by 47k mainly due to general service charges non-taxable being over budget by 13k and nursing services charges being over by 28k.

Expenses : Actual 556k Budget 543K.

Over spent by 13k due to over spending for council rates and water by 13k, these are the monies taken from the non-free hold residents to cover these expenses. Free hold residents pay these direct themselves. Also expenses relating to catering are also over spent by 19k. Rates for the community centre are over spent by 6k, there is something wrong here and this will be investigated by management. However long service leave is under spent by 6k and contractor gardening/maintenance man is under spent by 6k, expect a catch up here as the year progresses.

This fund is 40k positive.

months and the decision by Aveo to revert to a full time manager arrangement means that the two GSF's will need to increase salaries and wages to accommodate all the manager's salary.

The time frame set by management for next year's budgets is to have them in all mail boxes by May 19th 2017 for your perusal, with the presentation to the residents by management by 30th May 2017

Cheers

George 18/03/201

5. Reports from Sub-Committees

- Bar Sub-Committee – Bar Manager John Weedon

As you know the bar is normally open on Tuesday and Friday evenings and can be open at other times by arrangement – eg Wednesday night for Snooker, Thursday and Sunday after bowls.

In the three months December, January and February the Bar banked \$11,200 for the Residents' Association, representing a profit of \$4,200

Over the last three months Tuesdays averaged 33 patrons and Fridays 50. After bowls on Sundays has averaged 25.

There were a three functions when the Bar was open: 8th January for a birthday party with 40 attending; 26th January for Australia Day with an estimated 90 attending and 4th of February for Aveo Rocks with 100 attending..

The “beer of the month” has been, Tiger, Tooheys Extra Dry and Becks with Guinness becoming popular again. Pinot Grigio wine is proving very popular.

I would like to thank our volunteer bar staff (Ron Heather, Wayne Collard, Noel Giles, Sharon Jack, Tom Shaw, Keith Van Rangelrooy and Mick Wallace) for giving up their time to attend on a roster basis.

- Social Sub-Committee – Co-Ordinator Ray Larke

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Ray Larke reported that the Trivial Pursuit night was well attended. St Patricks day went off well but the fish and chip idea was a bit of a disaster. In April we'll have a fashion show, Anzac Day and Easter.

Ray expressed his sincere appreciation to the efforts put in by the other members of his committee, without their help his task would have been made very difficult.

George West then stated that Ray would be terminating his time as convenor of the social sub-committee so the Resident's Association would be looking for a new convenor by the next quarterly meeting. George emphasised the difficulty experienced previously in attracting Ray as the convenor and trusted that as the task is an important function of this village that residents would seriously consider taking on the position.

Manor Report: John Davies

Refurbishment:-

More or less completed now.

Bus. As with all other village residents the arrival of the new bus is waited with baited breath. The only movement currently on the matter is that there has been an appraiser from Aveo look over the bus to place a value on it, so that Aveo might have been able to recoup some of the costs for the new bus. However you all guessed correctly what the value was.

Sub Finance Committee

There has been no written reply to date back to Manor residents from the Community Business Manager or the Northern Area Operations Manager re the anomaly of the apportionment of line items 5250, electricity or line item 5380, Rates – Community Centre.

6. Reports from Activity Groups

Bowls

Tom Shaw, numbers are well up for Thursday and numbers and under control. However once the really hot and humid weather goes there may be problems fitting everyone onto the green.

The inter-village bowls match between the Domain retirement village and ours is going ahead on the 20/04/2017 on our village green.

Activities:

Steve Hill, for commemorations we have Anzac Day in 4 weeks' time. With it being a public holiday St Andrews school is prepared to become involved with the arrangements and allow students to participate.

On the 14th of February, we had the senior's awareness presentation and instruction and it was good value for those who attended.

There was the usual end of month BBQ in February and on the 11th of March there was the Aveo sea food and entertainment afternoon/evening to promote the new villas with about 200 attending.

Residents should be aware that all the regular activities are advertised in the resident's newsletter and if interested please contact the participants.

School holidays are from 31st of March to 17th of April.

Barry Mahoney asked a question about the reduction in size of the gym and removal of some of the equipment.

George West said that with some of the older equipment the Community Business Manager had been advised that it was not suitable for residents of our age. This was also the case for the weights.

In the reduction in the size of the gym, this was out of the hands of the committee and the BCC and came back to the number of residents who normally made use of those facilities. Many more residents use the library and computer room than use the gym

THE MANOR BOOK CLUB MARCH 2017

We have been meeting in the Theatre for many years now on the first Friday of the month. This gives us the opportunity to watch on the big screen any TV series or Movies that have been made from the books we have read. We have watched "Rebecca", "Cold Comfort Farm", "The Casual Vacancy" and hope to show more in the future.

At our March meeting we had 14 readers present. We follow up with coffee/tea and biscuits.

We have paid our \$100 subscription to the Sunshine Coast Libraries for 2017 and we have the choice of about 640 books. The Library gives us the opportunity to suggest any book for them to purchase for the 159 Book Clubs on the coast. We receive 8 copies of the book each month which means that our readers pass on the book of the month as soon as possible. Some people are fast readers and others need to spend more time.

As Brian and I will be away for Easter, our April meeting will be brought forward to the last Friday in March, the 31st. (There are 5 Fridays in March this year). We will meet in the Lounge area to discuss the book and to pass on the April book.

All residents are welcome to join our happy group and share their love of reading.
Trish Kelly V126

The Computer Club

Trevor Davis reported that village residents are now able to read the minutes of all Body Corporate and Resident's Association minutes on their web site. <http://gracemerecc.org/>

Underneath the opening picture is a menu bar and if you look along that bar to the item [**Residents' Association**](#). Click on that item to select the minutes to read.

The club meets each Wednesday morning at 9:00am in the theatre in the Manor. Every second week they meet in small groups over coffee and biscuits to discuss any particular issues new and continuing members may have. All are welcome and help is readily available.

The Art Group

B.J. spoke about the art group who meet Thursday afternoons at 2pm in the MP (Multi-Purpose) room in the Manor. New members are welcomed. Last week a number of the group went out for lunch and viewed a few art galleries. Next month they are hoping to organize a bus trip to another gallery.

The Art group is concerned that hanging rails for the pictures have not been provided during the refurbishment and it appears that they will not be provided by management. And the location of the art cupboard is yet to be changed.

Body Corporate Report: Jackie Stewart, Chair BCC

The committee has welcomed on board Terry Gleeson to replace Geoff Vaughan, who recently resigned.

The street lighting fix-ups are nearly complete, with some lights still waiting on parts for repairs.

Servicing of garage doors has been advertised village wide at special reduced rates per villa with the Body Corporate meeting the cost of the servicing call out.

After hours emergencies (non – medical), call out number, such as for water, sewerage emergencies, etc., please call 5448 3742. If no answer then please call Jackie on 5448 3361

The fountain repairs have found an expert who has contracted to repair the paint job in the correct manner so that peeling does not recur.

Wash down of the villas will commence in April. And the Community Business Manager is to confer with the contractors to determine the scope of works.

The villas in the newly named Yarran Rise road are having the security of their gates attended to currently. Keys will be available in the near future.

Car parking has been delayed due to the Sunshine Coast Council requiring a copy of the Body Corporate AGM minutes, where residents approved the building and location of the new parking spaces. In place of those minutes a letter has been sent

from the Secretary and Chair of the BCC to the council confirming the authorisation to proceed with the works. 3 plans have been suggested, however it is not known at this time which parking plan is to be implemented

A light over the entrance key pad is to be installed tonight (Thursday, stop press).

7. General Business

Dian Bowen asked if the scope of works for the new maintenance man could be made known to residents.

The Chair responded after conferring with the Chair of the BCC, that it is intended to place a copy of the scope on the notice board. He then emphasised the need for all residents to place any requests for work to be done by the maintenance man, into the maintenance book in the foyer. Management will then make the decision as to whether the work is within his scope. Residents must not ask the maintenance man personally to do favours for them, requests must go in the book or an immediate refusal is likely.

Jan Cox asked if the maintenance man could bleed the hot water systems that were located in the roof. The chair considered that this would be within his scope of works.

A number of residents continued in the same vain about the scope of work to be performed and the Chair reiterated and emphasised again to put all requests into the maintenance book.

Other residents rose to say that they were extremely satisfied with the promptness and proficiency of attending to maintenance requests.

The chair asked for regular feedback and also for an immediate meeting response as to whether residents were pleased with the appointment. The response was an overwhelming acceptance of the work continuing by the maintenance person.

Brian Kelly was concerned about the lack of notice regarding the moving of the resident's mail boxes and the fact that residents had no input to the decision.

The Chair responded by pointing out that the current position of the mail boxes was a hazard and for safety reasons they had to be moved. The density and speed of the local traffic had increased significantly in recent years, forcing the change. It was thought that this is an important matter and should be put on the committee's agenda.

Brian Kelly spoke again on the matter of having the maintenance man clean their driveways as many owner's drives were looking shabby because of the dark discolouration.

The Chair again replied that financially it was not possible to provide that service, it is an individual's responsibility to keep their driveways clean

Sue Day commented on the "smelly" condition of some of the bins. It was pointed out by other residents that this could occur even after bins in one placement had been cleaned, that bins in other placements which hadn't had a recent clean were returned to the placement near her villa.

The Chair noted that Sue Day had written to the committee regarding this issue and was advised to put this in the book as it was in the scope of works and if the bins still did not get cleaned, then this should be referred to the resident's committee for further action.

With no further business, the Chair closed the meeting at 3:15pm

Signed

Chairman

Date