

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Minutes of Quarterly General Meeting 27th June 2017

Meeting opened at 2.02pm

1. Attendance, Apologies and Receipt of Proxies:

Residents in attendance: 81
Apologies: 17
Receipt of Proxies: Not Applicable

2. Confirmation of minutes of Previous Meeting:

Moved that the previous minutes be accepted Margaret Gordon, seconded by Arnold Vandenhurk. Passed

3. Business Arising from the Minutes:

Item 8 Brian Kelly reiterated his concern mentioned at the March QGM that residents were not informed of the move of the letterboxes. Apart from Villas 1 and 2, residents were happy with the relocation of their letterboxes. The residents of these Villas now had further to walk to retrieve their mail. A letter from these residents had been sent to Management and this issue was being addressed.

4. Treasurer's Report: Desolie Gleeson

MARCH – APRIL – MAY 2017

Money at hand on the 1st March \$17,859.00

Deposits during the quarter \$14,231.00

Main deposits....Bar takings \$9,203.00

incl: \$500 from Lions,\$200 Noosa Chorale, \$200 from Portofino,

also incl. were monies received from social committee for lunch

(secrets on the lake) and Mothers Day Raffle \$2,538, Katie Rose Cottage

Morning Tea \$1,584.

Payments during the quarter \$11,373.00

Major Payments....Bar supplies \$ 6,424.00

Katie Rose Cottage 1,584.00

Kitchen New Urn & White Material for tablecloths	154.00
Folding tables (6) to replace heavy tables	294.00
Superior Skip Bins	680.00
Materials for Memorial Stone/ relocation	360.00
Library Purchases	200.00
Social Committee Lunch/Bus/Raffle Basket	2,350.00

Money at hand end May **\$21,180.00**

We started the quarter with **\$17,859.00**

And finished with **\$21,180.00**

A profit of **\$ 3,321.00**

The Treasurer brought to the attention of the meeting that the vast majority of monies held by the Committee on behalf of the residents came from Bar profits. The Chair thanked the Bar Manager, John Weedon, and his helpers for all the work they put in.

Arnold Vandenhurk asked what the breakdown was of the money held in the Bank. The Treasurer explained that the breakdown was reported at the monthly RAC meeting, and that the total held at the end of May was \$21,180.00.

Moved that the Treasurer's Report be accepted: Desolie Gleeson, seconded by Jan Corlett. Passed.

5. Reports from Sub-Committees

5.1 Social Sub Committee: Ray Larke

Ray Larke announced this was his last report as his tenure was completed. He thanked his Committee, his wife Barbara, Tom and Pauline Shaw, Gloria and Bernie Nunn, and Arnold and Marjorie VandenHurk for all their hard work and efforts which had made his role much easier. Ray stated that he had reported on all social activities at the monthly RAC meetings.

The Chair thanked the Committee on behalf of the residents for their contribution, especially for their final event, the Formal Dinner, which was a fantastic evening.

Nominations were then called for from the floor for a new Social Convenor. Desolie Gleeson nominated Peter Newey, who accepted the nomination. There were no other nominations, so Peter Newey was designated Social Convenor.

5.2 Bar Sub Committee: 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 March, April and May the bar banked \$10,088 for the Residents' Association representing a profit of \$3,558.

Over the three months Tuesday Happy Hours averaged 40 patrons and Fridays 55. I expect these figures to decrease over the next few months as the weather gets cooler (or more importantly gets dark by 5.30pm and no-one uses the “beer garden”).

The “beer of the month” has been Becks, Peroni and Corona. We have introduced Arc Valley as another light beer. Crown and Tooheys Extra Dry remain 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.

Since the coin-in-the-slot soft drink fridge disappeared from the hallway there have been soft drinks available in the “honesty fridge” in the dining room. Just a reminder; put your name in the book and leave your money in the container in the fridge.

6. Reports from Activity Groups

COMMEMORATIONS and ACTIVITIES REPORT: Steve Hill

Commemorations:

Tuesday 26th April – ANZAC Day Service. This event has been previously reported at the RAC monthly meeting.

Activities:

14-17th April – Easter holiday period.

26th April – Portofino Fashion Parade. Previously reported.

3-7 May Higgins Contractors villas' washdown and maintenance.

15th May Formal Dinner at the manor.

26th May – Katie Rose Hospice Morning Tea.

Activities as diarized in the Monthly Calendar have continued with participation by their regular members.

The Snooker Competition 2017 has started. The draw included 32 starters. Some initial games have been completed.

5.3 Manor Report: John Davies

John reported that the catering in the Manor had greatly improved, and that many of the ILU residents were now coming to the restaurant for lunch.

Regarding Finance, the communal costs were now apportioned appropriately.

The Chair explained to the meeting that each Committee member had a specific responsibility.

5.4 Library Report: Hilary Warburton

Herewith the library report for the last quarter...Report read by Jan Corlett

Hilary and her helpers were thanked for their work in managing and maintaining our Library to such a high standard, and purchasing such a varied range of books each month. The RAC on behalf of the residents makes a monetary donation to the Library to ensure that such a valuable facility is maintained.

With the support of the Committee and the regular helpers in the library things go along smoothly.

There have been many generous donations of books recently and the shelves are filling up fast, so fast in fact that we need to be very selective about those we accept!

It's wonderful to have the shelf space that we now have but must ensure that we retain the wriggle room for ease of placing the returned books.

Thank you once again for your continued input.

7. Body Corporate Report: Jackie Stewart, Chair BCC

Quotes have been received for the replacement of the hall-way light fittings in the Manor.

A Solar lighting Bollard was ordered and the incorrect light was sent. We are waiting on the correct one to be delivered.

Solar light over the key pad at the front drive way entrance to the Manor positively received.

Re Fountain....Internal lining waterproofed correctly and upgrade complete. Four new light fittings on above as previous ones just worn out.

Relocation of letterboxes on main drive completed. A couple of residents requested relocation to a street closer to their villa. This has been done. Higgins wash down/ painting schedule completed to the satisfaction of most residents.

Extra car parking spaces at the area near the start of Links Cove nearing completion.

Just a reminder to all residents if you are considering any changes that is alterations or additions they must seek management approval first.
The date of the Body Corporate AGM is September 29th 2017 at 10 a.m.

Frank Craig asked that a light be installed at the Yarran Road Gate. The BCC Chair asked that this request be put in writing to the BCC so the issue could be addressed.

The Chair thanked her BCC Committee for all their support.

8. General Business

8.1 New Outdoor Furniture

The Chair asked the meeting for approval to purchase new outdoor furniture for the area outside the Bar. He proceeded to give the process and rationale behind this request.

A Working Group comprising of the Leader, Desolie Gleeson, and Committee Members, Sue Day and John Davies, was set up to investigate the feasibility of purchasing new furniture for the area as the existing furniture was old, in bad condition and extremely heavy to move around and keep clean.

The Working Group spent 2-3 months on researching different types of furniture, visiting several outlets in the process. They looked at different configurations of good quality tables and chairs which would seat approximately 50 residents comfortably, and would be able to be moved easily.

The total cost of the furniture recommended by the Working Group comes to \$9,300.00. This expenditure would ensure that the outdoor area would be enhanced and provide a lovely place to sit and be enjoyed.

The Chair reiterated that the commitment to purchase had not yet been made as the approval of the residents would be needed prior to proceeding.

Questions from the floor:

Arnold Vandenhurk commented that he was pleased that the outdoor area was to be improved, but commented the following:

- 1) The BBQ (outside) area was only used twice a week at Happy Hour.
- 2) New trestle tables had already been purchased, and together with plastic chairs were held in storage for use when the permanent outdoor furniture was inadequate.
- 3) The outdoor area was too small to cope adequately with the expected increase in numbers of residents.
- 4) Money would be better spent to increase the size of the area and provide more shade.
- 5) Are the current chairs and tables an asset of Aveo, and if so then they should be replaced by Aveo.

The Chair responded that if new furniture was purchased by the RAC then the existing furniture would be relocated in other outdoor areas surrounding the Manor. Aveo had spent a great deal of money on the refurbishment, and there was not any left for this replacement. It should be a Capital Expenditure, but this money was needed to replace the air-conditioning in the Manor.

The Chair further commented that it was important to do something positive now for the residents. If the concrete slab was to be expanded then this would use up the money available for the new furniture. As the vast majority of the funds held by the RAC came from the Bar profits, so it would seem only right and proper that the facilities of the area were improved for those who used the Bar.

Tom Shaw commented that on the ANZAC Day service there was insufficient shade for the numbers attending, and the existing shade should be supplemented. Also, were the bi-fold doors still on the agenda to be installed?

The Chair responded that regarding the shade, that the ANZAC Day service occurred once a year for 2 hours, so did not appear to be a priority for expenditure. Regarding the bi-fold doors, these would be installed by Midsons. The delay occurred as the VBM had to obtain another quote, which she had duly done.

David Gordon proposed the following motion:

This meeting supports the Residents' Association Committee's expenditure in upgrading the outdoor furniture.

The Chair asked for any comments from the floor, either for or against the motion.

Jimmy Robertson replied against the motion, commenting that in 2 years' time the likely attendance would make the proposed furniture inadequate for the numbers.

The Chair replied that the RAC was trying to ensure that it did not spend too much to negate all other contributions made by the RAC eg Library, outings, dinners.

Judy Wrigley commented that the current furniture was falling to pieces and more comfortable and lightweight outdoor furniture was needed.

Elton Ord commented that he was concerned that a trend might be established that the more the residents do, then the less Aveo need to do. Would it be possible to recoup the money in the future when the Aveo outdoor furniture would be due to be replaced.

The Chair made a light-hearted response to this question!

Anita Marshall commented that as it was "our" money (the existing residents) then it should be spent for our enjoyment.

Frank Craig commented that he assumed that the Working Group had considered all types of furniture.

Desolie Gleeson, as the Leader of the Working Group comprising of herself, Sue Day and John Davies, gave a breakdown of their process.

White plastic furniture was disregarded as it would glare and be hard to keep clean. Glass top tables disregarded as likewise hard to keep clean, and would be heavy to move. The decision was that slatted tables would be the best, as water would drain easily, and the gaps between the slats small enough so that wine glasses would not tip over.

The Group then looked at different configurations and decided that the sizes of tables required would need to seat 4, 6 and 8 people. This presented a difficulty as many outdoor furniture retailers only stock one or two sizes. Eventually it was narrowed down to one factory retailer who could accommodate every requirement, including matching chairs.

An independent expert was asked to measure up the outdoor area and ensure that the proposal would provide adequate space for ease of movement when everyone was seated at the tables.

Desolie concluded by saying that the chosen provider would deliver and install all the furniture and had given them a discount of \$2,400.00, making the total of \$9,300.00.

The Chair asked that a vote be taken by a show of hands.

The motion was carried, with only 1 vote against.

The Chair declared the motion moved and thanked the residents for their support. He also thanked Desolie Gleeson, Sue Day and John Davies for their hard work.

Further comments from the floor:

Noel Giles: Down the track, would this furniture still be available in 2 years' time?

The Chair replied that this an unknown!

Marie Higgins commented that the Exit Sign looked like the Green Man was running to the toilet!

Peter Newey asked who was paying the \$3.50 per month for the Sim card installed in the new Tunstall Emergency machines.

The Chair replied that this came out of the General Services Funds.

Jackie Stewart thanked the Outdoor Furniture Working Group for their hard work, and commented that Noel Giles and Tom Shaw would be relieved that they would not have to put the new furniture together!

David Gordon also thanked the Outdoor Furniture Working Group for their efforts.

Anita Marshall asked if there was any further information on the relocation of the letter boxes for Villas 1 and 2.

The Chair replied that the VBM had been quoted \$2,000.00 to add these to an existing letterbox block.

There being no further general business the Chair closed the meeting by thanking the residents for their participation and support.

9. **Date and time of next meeting:** To be advised

10. Meeting closed at 3pm

Signed

Chairman

Date