

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Minutes of Quarterly General Meeting 15th December 2017

Meeting opened at 2.00pm

1. Attendance, Apologies and Receipt of Proxies:

Residents in attendance: 53
Apologies: 15
Receipt of Proxies: Not Applicable

2. Confirmation of minutes of Previous Meeting:

Moved by Pat Bowen, seconded by Ray Larke. Passed unanimously

3. Business Arising from the Minutes:

None.

4. Treasurer's Report: Desolie Gleeson

Residents Association Quarterly Treasurers Report

SEPTEMBER-OCTOBER-NOVEMBER 2017

Money at hand on the 1st Sept.		\$14,240.00
Deposits during the quarter		\$20,736.00
Main deposits....Bar takings	\$12,601.00	
Charity Day (Katie Rose Cottage)	3,245.00	
Black/White Dinner (Katie Rose)	4,889.00	
Payments during the quarter		\$18,579.00
Major Payments....Bar supplies		\$ 7,832.00
Katie Rose Cottage		8,400.00
Superior Skip Bins		680.00
Library Purchases		359.00

Remembrance Day	180.00
Christmas Raffle Purchases	180.00
Gloria Nunn (knitters/craft group)	235.00

Money at hand end November	\$16,396.00
We started the quarter with	\$14,240.00
And finished with	\$16,396.00
A profit of	\$ 2,155.00

Desolie commented that the Village residents always stepped up to support charitable causes. This year a total of \$8,400.00 had been raised for Katie Rose Cottage, and a total of \$12,400.00 for outside charities, which is a tremendous achievement for a Village this size. Desolie considered that for 2018 we should concentrate our efforts on raising money for improvements to this Village. This was warmly received.

There were no questions for the Treasurer.

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

4.1 Funds Report: Chairman, George West

Funds Report July 2017 to October 2017

All figures are from 1st July 2017 to the 31st October 2017

GSF-ILU's

Income :	Actual 257K	Budget 259K	-2K
Expenses :	Actual 280K	Budget 259K	+21K

This fund is 23k negative however a 46K credit will be received from Development for water rates for stage 3. This fund is really 23K positive.

GSF-Service Apartments

Income : Actual 303k Budget 290K +13K

Expenses : Actual 267k Budget 290K -23K

This fund is 36k positive.

MRF- 134

Income : Actual 13k Budget 13k on budget

Expenses : Actual 13k Budget 11k +2K

This fund is 2k negative

MRF-183

Income : Actual 9k Budget 9k on budget

Expenses : Actual 9k Budget 8k +1K

This fund is 1k negative

5. Reports from Sub-Committees

5.1 Social Sub Committee: Peter Newey

What a great time was had by all at our Christmas lunch.
160 people full of good cheer enjoyed the Music and socialising after lunch.
Our B.B.Q was attended by approx 60 people who danced and joined in the fun.
Our B.B.Q night is the last Friday of every month so please join us.
The Social Committee has a great programme for the start of 2018.
January 26th Australia Day
February 21st bus trip to Montville and lunch at
Secrets on the lake.
March 2nd Trivia Night in the Manor
March 17th St. Patrick's Day.
April 25th Anzac Day

Peter then thanked his committee, comprising Tom and Pauline Shaw, Di Giles and Megan Bishop for their hard work and support. Peter then tendered his resignation, effective immediately.

5.2 Bar Sub Committee: Noel Giles

- Since assuming the role of Bar Manager after the 2017 AGM it has been a steep learning curve for me adjusting to the operation of the Bar and endeavoring to satisfy Patrons requests. Unfortunately, this is not always achievable given the nature and size of the Bar and financial limitations. Patrons are expected to appreciate that the Bar is a “Club” type facility and not a fully operational Licensed Venue. As George cited Winston Churchill at the AGM- we, the Bar Staff are not able to satisfy 100% of Patrons requests, 100% of the time, but we are trying our best.
- To the Bar staff, Ron Heather, Tom Shaw, Wayne Collard, Mick Wallace, Keith Vanrangelrooy, Ray Larke and Sharon Jack, these guys are stellar staff to work with and have helped me enormously during my transition period. I thank each and every one of them sincerely for the way they have supported me over the last three months. It would be remiss of me not to give our former Bar Manager, John Weeden special thanks for the way John has guided me since taking over the role of Bar Manager. John still remains an active volunteer behind the Bar and assists me on a day to day need. Thank you very much John.
- We have some new members of the Country Club indicate their willingness to become Bar Volunteers, which is very heartening. Each Bar Volunteer is at present required to be RSA (Responsible Serving of Alcohol), Qld, accredited under the License requirements in the Country Club. Once intending Volunteers attain this accreditation, you will see some new faces behind the Bar. New staff will always be welcomed as the more staff available reduces the voluntary work load on our current Staff.
- The previous quarter has been quite busy given additional functions to our normal Happy Hour and after Bowls trading. In October we had the “Swing Party” organized by AVEO Sales and Marketing group. In November we had a Multitude of additional events including the “Pink Cocktail” party, the Melbourne Cup Day, Remembrance Day, and another “sales” event on Nov 18th in the format of a “Rock n Roll” party. Although it rained on nearly every occasion, Patrons spirits were not dampened at all.

These functions together with some special Birthday celebrations added some welcome finances to our operation.
- Numbers at our regular Happy Hours fluctuate from session to session with Friday still our “flagship”. More Patrons will always be welcomed and may I remind you that this is the major fund raiser for the RAC and your benefit in the long run. Come along to Happy Hours and please encourage new arrivals

at the Country Club to attend. It is a great way to meet new people and enjoy the social atmosphere around the Country Club.

- Some changes to our operations have been the inclusion of different stock and stock brands Beer and Wine, to ascertain Patron endorsement. It is always nice to alter the menu from time to time and if changes are not received well, then we always have a plan B.
- The bar has been the recipient of a new Cash Register, compliments of the RAC, which will allow us to monitor our sales and which stock is moving faster than other, which hopefully will save us the embarrassment of running out of certain items. In addition, an Ice Making Machine is now available, compliments of AVEO, negating the need to purchase commercial ice representing a saving of around \$700 plus per annum to our operating costs. The ice produced is from filtered water and is a lot healthier for our Patrons.
- There have been two more volunteer Bar staff, Bob Jack and Alan Curtis from Lot 3.

Once again, I thank all Bar Staff and Patrons for your support and hope it continues in the future.

There were no questions for the Bar Manager.

6. Reports from Activity Groups

6.1 Library Report: Hilary Warburton

Things, as ever, go well in the library thanks to your committee and to the many helpers. Vivian and Frans Kroese retired due to health issues and I would like to register our thanks for their great support over the last 2 years or so.

The issue of missing books is still with us but much diminished since the introduction of the pink sign out/in register for the committee donated books.

Maybe the inadequate signage on the shelves is partly responsible for this, if anyone has ideas for better signage it would be appreciated!

Lastly, I would like to say ‘thank you’ once again to the committee for your ongoing monthly donation and to the current helpers, Jill Ashenden, Valerie Catlow, Patricia Jones and our most recent addition to the team Isabel Barnett.

6.2 Bowls Report: Tom Shaw

The Bowls Club continues to go from strength to strength with 44 playing members. There are usually 26 to 32 bowlers on Sundays, and 11 to 25 on a

Thursday. We have had a very good year! The last bowls day is Sunday 17th December, and play resumes on Thursday 25th January. Tom thanked all the bowlers for their attendance and enthusiasm.

The Chair commented that the reason for the bowls Club's success was that Tom and John Weeden kept the bowlers under control!

6.3 Manor book Club Report: Trish Kelly

Hi all readers

Sorry I couldn't talk today at the QGM but I have terrible mouth/tongue ulcers. Cannot talk or eat easily, but can still have a glass of wine!

I want to update you all on what is happening next year.

The Sunshine Coast Council have sent us a letter enclosing the Annual Subscription Notice which is due by the end of March 2018. The amount is still \$100 per book club. There are 149 Clubs and last year 82 new book club sets were purchased from titles suggested by book club members. They have included a form where we are able to suggest eleven books for book Club use. Put your thinking caps on and let me know which books you would like to list. I am going to suggest "Chance" by Kem Nunn which has been made into a TV Series starring Hugh Laurie(see below)

I will be selecting a book for January 2018 and as we will not be away we will have our usual meeting on 5th January at 9.30a.m. where I can collect the December books and distribute the first books for 2018. I must congratulate you all on the way you are sharing the 8 books around in the Village. I have one spare copy at home if anyone would like it. It is such a good thriller with a surprise ending! We can discuss the subs for next year and your suggestions for BRAND new sets of books.

I am going to suggest some catch-up TV which you can watch on ABC iView or SBS On Demand. The first programme was on "Foreign Correspondent" on Monday 11/12 at 8.30

<http://www.abc.net.au/foreign/machine-man/9247974>

the story of a wonderful Iraqi surgeon who fled Saddam Hussein and is a world famous orthopaedic surgeon helping people walk again.

"Undeniable" <http://www.abc.net.au/news/2017-12-13/child-abuse-royal-commission-church-forces-cant-dilute-response/9222662>

The story of the Royal Commission into child sexual abuse and cover up by various institutions and the Churches.

One couple the Fosters in this programme wrote a book called "Hell on the Way to Heaven" which I have read and suggest to everyone to read. It will make you get angry and cry.

and on SBS On Demand:

"Brooklyn" the movie I showed back in June from the book is now available
<https://www.sbs.com.au/ondemand/video/1102102083808/brooklyn>

and a new TV Series called "Chance"

<https://www.sbs.com.au/ondemand/program/chance>

I would like to say a big THANKS to all readers for your support this year and wish you and your families a very Merry Christmas and a Happy New Year! The Christmas lunch was lovely and many thanks to Annette and Valmai - you are worth keeping! See you all next year.

7. Body Corporate Report: Jackie Stewart, Chair BCC

Thank you, Chairman George for the opportunity of giving this report.
Just a couple of things I'd like to mention.

If residents have any issues, please talk to reception prior to getting any quotes.

Body Corporate needs to be advised prior to any changes in colour or structure on the outside before proceeding.

If you are with Aveo Lease Hold or AveoWay you need to check with management before proceeding.

The garden around the rear car park is completed.

Plants have been on order through PPS for the garden on the left as you proceed to the exit gate.

The gardeners are parking outside the bus shed which leaves more room for visitors.

I ask that residents should not give the gardeners a "hard time" when pruning hedges in front of their villas, as this is necessary for safety reasons so that the roadway is adequately lit from the light bollards.

A happy and safe Christmas and New Year to you & yours, from myself and the Body Corporate Committee.

There were no questions for the BCC Chair.

8. General Business

NBN, Telephones and Medi-Alerts Trevor Davis

The NBN was made available to our area in May this year and so we have until around September next year (2018) to connect. At that time, any remaining telephone and ADSL internet lines will be disconnected.

Telephones on the NBN use Voice over Internet Protocol (VOIP). They rely on the NBN modem to supply power and dial tone, etc to your phone handset. As a consequence, unless you have battery backup installed in your home, if the **mains power fails** then your modem will be off and you will have **no internet and no phone**. However, **mobile phones** will usually keep working during a mains power outage because the mobile network base stations have their own battery backup. That is, provided your **mobile phone battery is charged** and you are in a **location with adequate signal strength**.

Our **old Medi-Alert units** used the phone line to call Tunstall. With the NBN, emergency calls will work normally but not **during a power failure**.

Because of this vulnerability our Medi-Alert units have been replaced with ones that have a battery backup and can use the Telstra 3G mobile network. The General Services Fund (GSF) is paying for the 3G service in each of our units.

As you all know, we have poor 3G mobile signal in our village. Telstra has recognised this and installed a small cell, 4G base station here, as part of a national roll-out. That is great for Telstra 4G phones and data but no help for 3G. (I have been told that we may get 4G capable Medi Alert Units in the future. But that is yet to be seen.)

The weak 3G signal in villas and apartments, caused the installer, in many cases, to put the Medi-Alert unit in a location that was not close to a telephone point. Also, when your new NBN modem is installed, some wiring may need to be changed to provide phone access points throughout the home.

What does all this mean?

1. The recommended Medi-Alert unit configuration is to use the VOIP tel line as first choice and the 3G mobile as second choice backup.
2. To achieve this the Medi-Alert unit needs to be in a location where it can connect to the telephone port of the NBN modem, either directly or via house wiring. It also needs to be in a position in the house where it can pick up adequate 3G signal.
3. Ideally, the Medi-Alert unit should also be near the centre of the house, to give voice clarity, in all rooms, in an emergency.
4. You may need to engage a phone technician to set up the wiring in your home. Telstra charges \$240 for this. A qualified electrician charges about \$140.
5. Aveo Connect and our management are working through the set up with Tunstall. At this stage, no one in the village is being charged extra for calls to Tunstall, either by telephone call or 3G. Our village management will bring a statement to the village when it is all resolved.

Questions for Trevor

Tom Shaw asked whether AveoConnect was giving up as not many residents

had taken up their offer for NBN.

Trevor replied that yes, they were still in business and offering a warranty that all equipment would work properly, including TV, Medi-Alert etc. The problem encountered with mobile 3G reception was that the towers were on top of Ridges and Emu Mountain. Residents should compare plans offered but suggested that it would be wise to remain with the existing supplier until sure all was working properly, then shop around for the best price.

The Chair commented that everyone was confused and that it was a problem that the government should deal with.

Tom Shaw asked whether there was a wait list with AveoConnect, but Trevor didn't know.

Pat Bowen commented that he had set up with the NBN and had encountered no problems at all.

General Questions

Margaret Gordon enquired when the garden hosing was resuming, which is not a matter for the RAC, and should be checked with the office. However, Trevor was able to reply that he had spoken to Viv that morning and it was resuming that day.

The Chair closed the meeting by thanking Sharon, the office staff, the gardeners and maintenance, and all the volunteers for their efforts throughout the year, and also the RAC for the previous 5 months. He went on to thank the residents for their participation and support.

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

The Meeting closed at 2.50pm

Signed

Chairman

Date