

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Minutes of Quarterly General Meeting 27th March 2018

Meeting opened at 2.00pm

1. Attendance, Apologies and Receipt of Proxies:

Residents in attendance: 73
Apologies: 13
Receipt of Proxies: Not Applicable

2. Confirmation of minutes of Previous Meeting:

Moved by Peter Newey, seconded by Terry Gleeson. Passed unanimously

3. Business Arising from the Minutes:

None.

4. Treasurer's Report: Desolie Gleeson

DECEMBER-JANUARY-FEBRUARY 2017/2018

Money at hand on the 1st. December	\$16,396.00
Deposits during the quarter	\$11,356.00
Main deposits....Bar takings	\$10,028.00
Christmas Raffle	681.00
Nutrimetics Raffle	115.00
Australia Day	521.00
Payments during the quarter	\$10,448.00
Major Payments....Bar supplies	\$ 6,330.00
Bar Expenses incl: New Fridge, New Cash Register, Water Jug, Spirit Measures	1,439.00
Christmas Expenses incl: entertainment, Decorations, Raffle	1,726.00

Australia Day Expenses	823.00
Library	325.00
Professional Cleaning of Barbecues	440.00

Money at hand end February	\$17,304.00
We started the quarter with	\$16,396.00
And finished with	\$17,304.00
A profit of	\$ 908.00

There were no questions for the Treasurer.

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

4.1 Funds Report: Chairman, George West

Funds Report July 2017 to February 2018

All figures are from 1st July 2017 to the 28th February 2018

GSF-ILU's

Income : Actual 515K Budget 518K -3K

Expenses : Actual 526K Budget 518K +8K

This fund is 11k negative however a 46K credit will be received from Development for water rates for stage 3. This fund is really 35K positive. There is also a question of the insurance being over budget by 14K which is being addressed by accounts.

GSF-Service Apartments

Income : Actual 593k Budget 580K +13K

Expenses : Actual 569k Budget 580K -11K

This fund is 24k positive.

MRF- 134

Income : Actual 26k Budget 26k on budget

Expenses : Actual 22k Budget 22k on budget

This fund is on budget

MRF-183

Income : Actual 18k Budget 18k on budget

Expenses : Actual 16k Budget 16k on budget

This fund is on budget

5. Reports from Sub-Committees

5.1 Social Sub Committee: Acting Co-ordinator, George West

Megan Bishop resigned from the sub-committee after Australia day, however a new resident Natalie McMillan requested to join the sub-committee which now consists of Tom & Pauline Shaw, Ray & Barbara Larke, Diane Giles, Natalie McMillan and George West with the occasional assistance of Bronwyn West.

The Trivia night attracted the minimum number of attendees for this event with the winners being Barbara Tuckfield, Jan Fenson, Gunther & Joan Winder and Bob & Sharon Jack. Many thanks to John & Bridget with help from Diane Giles for their efforts.

The next event was ST Patricks day. This was included with the regular happy hour scheduled for Friday March 16th at 4-6 PM. Some Irish decorations were provided, and Irish music was played. A very good attendance was achieved, and the bar takings were healthy.

Planning for the Theme Dinner “Melodies from the War years” is well under way. The entertainment has been booked at a cost of \$700.00. A price from the kitchen has yet to be finalised however using carers as servers is no longer allowed, consequently additional staff will need to be hired for the event at a cost of course. Every effort will be made to recoup all expenses from those that attend, however the sub-committee respectfully requested from the resident’s association, approval for a backup of \$500 should numbers of attendees not meet expectations. A cap of 96 will be placed on the attendance (12 tables of 8). This is the number that the kitchen has requested. A flyer, with all the relative details, should be ready to be distributed by Wednesday March 28th.

Tom and Pauline Shaw, with the help of Natalie McMillan are busy organizing ANZAC day. St Andrews school will participate as usual, and a new resident Bill Rooke will be the M.C for the service.

It is at this time that I need to remind you all that this social subcommittee will end as at June 30th 2018. Consequently, we need volunteers to continue the organization of all the social events after this time. If you are interested in taking on this task, please let the secretary know prior to our next QGM which will be next July.

5.2 Bar Sub Committee: Bar Manager, Noel Giles

Manor Bar - Quarterly Report March 2018

The Bar has been operating very well over the January-March quarter given the number of unsociable events (which I will refer to later in my report), absence of Bowls trading due to the wet weather, and the effect of Residents away during the Xmas/New Year period.

Never the less attendances have averaged at 32 on Tuesday Happy Hours and 52 on Friday Happy Hours, and they are all great contributing patrons.(good drinkers that is)

Social activities over this reporting period have been:

- The Choral Group in December,
- The Xmas Dinner in December,
- Australia Day celebrations in January,
- Sales and Marketing event in January, and
- AVEO Benefits Launch in February.

All of the pre-mentioned events have increased our trading and helped to bond all Residents of our Country Club together. To our newer Residents, please feel welcome to attend the regular Happy Hours and social events, to experience the friendly atmosphere and get to know other Residents over a cool drink.

Those of you who are regular attendees at Happy Hours will notice some changes with regard the operation of the Bar. Noticeably are the new cash register and the new soft drink fridge, which has allowed us to open the entire Bar serving area up, as well as giving the Bar a more professional appearance. In addition the outside area is becoming increasingly popular, weather permitting, which is good to see that the recent purchase of outdoor furniture is being used effectively.

There has been a long overdue review of Bar pricing conducted, and this will come into effect from April 1st 2018. The review is due to the ever increasing cost of product purchasing, and an endeavor to maintain equity in prices over the entire range on offer. As far as I am aware, this is the first price review since the inception of the Bar. Please do not get into a debate with Bar Staff if you disagree with the price schedule, as the review involved all Bar Staff who put a recommendation to the RAC to sanction, or otherwise, which they did with some minor adjustments. As far as I am concerned the matter is now finalized and we must accept the RAC's decision.

Over the Xmas/New Year period we experienced some dis-tasteful activities in the form of intrusion to the Bar/Manor area by some undesirable characters who decided to remove some Bar Stock and conduct some vandalistic actions. Hopefully, due to the quick action by AVEO Management and our Chairman, George West, this has all ceased to occur.

I am now conducting regular meetings with Bar Staff to discuss Rosters, operating procedures, and any matters of concern. This is a totally democratic process and I thank each and every-one for their positive inputs. I am also continuing to encourage patrons to assist with cleaning up and returning their glasses etc. before vacating the area. This will be ongoing as a reminder that your Bar Staff are volunteers who give up their time to provide you with the best service they can.

On that note, I again sincerely thank the Bar Staff for their diligent approach,

- John Weeden,
- Wayne Collard,
- Tom Shaw,
- Keith Ranglerooy,
- Ron Heather,
- Bob and Sharon Jack,
- Ray Larke,
- Alan Curtis, and
- Welcome back Mick Wallace after a brief illness.

They are a great group to work with. Their professionalism makes my job so much easier.

There were no questions for the Bar Manager.

6. Reports from Activity Groups

6.1 Mahjongg Group: Mary Wearing-Smith

This group meets each Tuesday at 1.30pm. Lessons are still on off from Mary Wearing-Smith, but ONLY with the proviso that the resident involved wishes to join the Mahjongg Group.

For more information regarding requirements please contact:
Mary Wearing-Smith (Co-ordinator) on 5471 3221

6.2 Manor book Club Report: Trish Kelly

The Manor Book Club is enjoying some very different books this year. We have over 650 titles to choose from the Sunshine Coast Libraries Book Club sets. It is difficult to pick a book that will please everyone. So far this year we have read a diverse selection of books from a Miles Franklin Award winner to one of the acclaimed Irish authors, to a delightful book from one of England's best loved literary voices.

There are up to 20 readers on the Book Club and as we only receive eight copies we have to read speedily and pass on the book to the next reader!

Recently we were contacted by Rebecca Crockett from the Peregrian Springs News Letter (who wrote a beautiful story about Gloria and Bernie Nunn last month) to be part of her April publication with an article about the Book Club and then at least three Book Reviews.

Keep your eyes peeled for the Peregrian Springs News Letter for interesting stories about our Village.

6.3 Manor Report: John Davies

The resignation of Sharron has left service apartment residents with the knowledge that they have lost a caring manager who championed their cause on many fronts.

Many residents have been consoled by Sharon after sad events, others counselled on better future outcomes for their situations, outcomes which were only possible through Sharon's external connections.

Sharon also had a keen interest in getting the budgets correct and led the way on negotiations for equitable sharing of this village's community expenses.

Her leaving will be acknowledged by service apartment residents at their morning tea, at a time to be decided soon.

Noise

It appears that representations from management to the refuse collection agencies, has lessened the impact of early morning major sources of loud noise.

Security

This is an area that will continue to raise concerns as the ground floor area is extensively used by village residents of an evening time after the service apartment residents have retired to their upstairs apartments. The ground floor still needs to be readily accessible to all other residents. There is likely to be some action taken to assist village residents to gain access to the Manor at later times.

All residents when leaving the building after hours should only use the main automatic door. I have found one of the gym doors unlocked at 5am, on two occasions quite

7. Body Corporate Report: Jackie Stewart, Chair BCC

Thank you Mr. Chairman .

Good afternoon Ladies and Gentleman

Firstly I'd like to thank Bronwyn West who resigned from the B. C. Bronwyn was a very hard working asset to our committee and always did things willingly. Bronwyn will be missed.

Alien has asked me to pass on the thanks of the reception team and their assistants for your patience and understanding whilst awaiting a manager.

Our diligent treasurer and I have a meeting with the Territory Operations Manager & Quantity Surveyor tomorrow .

At a previous meeting with our brilliant secretary Cheryl Hodges the TO M asked for a wish list from the B.C .so we are giving him one as I usually do as I'm told .

We will be looking at the Roofs. Mulching for the gardens and garden edging.

The budget discussions start in April with the finance committee, all the above will come up for consideration. On a rotation basis as is the painting.

Cameras have been approved to improve security in And around the Bar area.

The painting and wash down have commenced all villagers received a notice in their letterbox.

Street lights 6 new street lights have been installed. Viv and John Weedon ,Terry Gleeson and myself did a tour of the village on a dark and stormy night and there were a few changes necessary to ensure your safety which is paramount .

After all the wet weather a couple of villas received water damage which has been attended to.

Finally I want to thank Ailyn Ally and all other staff for the professional way and the patience they have shown in getting on and looking after us at this busy time.

There were no questions for the BCC Chair.

8. General Business

8.1 The Chair, George West, stated that the Residents' Association AGM would be moved from September to July. The reason being that September sees the Audited Budget Accounts presented as well as the AGM of the Body Corporate.

Regulations stipulate that the RAC AGM must be held within three months of the end of the Financial Year, so July meets the requirements. The Social Sub- Committee also changes in June/July. It will also enable the Treasurer to give an Annual Report to the residents at the AGM.

Nomination forms will be distributed in June for all positions on the Residents' Association Committee.

8.2 Noel Giles reminded residents that the "Country Club Courier" was their newspaper and to please continue to contribute articles, trading and exchanges, and items for sale. Noel requested that contributions be sent via email in Word format and photos in jpeg format in order to enable easier editing.

Maria Husbands commented that the stories about residents included in the "Courier" were extremely interesting.

8.3 Jan Corlett (Secretary) requested that residents notify her of any email changes in order to keep the Resident List for RAC mailings up to date.

Her email is: derektor47@gmail.com

8.4 The Chair reminded residents that there would not be a residents BBQ and Happy Hour on Friday as it was Good Friday. Residents however were more than welcome to make use of the facilities if they wished.

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

The Meeting closed at 2.52pm

Signed

Chairman

Date