

# **AVEO PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION**

## **Minutes of Quarterly General Meeting held in The Manor, Tuesday 30th April 2019. Amended Tuesday 30th July 2019.**

Chair, Jan Corlett welcomed residents and opened the meeting at 2pm.

### **1. Attendance & Apologies:**

Over 90 residents were in attendance. There were no apologies.

### **2. Confirmation of Previous Quarterly Minutes:**

Moved Peter Wright, 2nd Judy Wrigley 'that the minutes of the previous meeting be accepted'. Motion carried.

### **3. Business Arising from the Minutes:**

**3.1** Steve Hill queried the Residents' Association Committees' approval to spend over \$5000 on the resurfacing of the Alfresco Patio Area when the Treasurer had previously said that the Committee would seek approval for spends above \$5000 from residents at a Quarterly General Meeting.

The Chair responded that the figures had been collated and the individual items would be detailed at the next RAC meeting.

**3.2** Steve Hill asked why the minutes of the last Quarterly General Meeting had not been signed off by the Chair prior to this meeting.

In her reply Chair Jan Corlett, stated that Minutes cannot be signed off until approved at the following meeting. (See Item 2 above).

### **4. Chair's Report from Jan Corlett:**

"Welcome everyone to the April QGM, and a special welcome to our new residents.

Thank you to Pat Bowen for once again checking the number of attendees to ensure that we are quorate if the necessity arises.

Thanks must also go to Bill and Carole Rooke for organising such a splendid ANZAC Day ceremony, and to everyone who participated and attended. The morning tea and sausage sizzle were also much appreciated.

As you have probably read in the RAC minutes, the Country Club Courier and the Aveo Newsletter the Committee has approved the expenditure to resurface the outdoor area with a hard-wearing non-slip surface. This will ensure that if any liquid is spilt then we will not slip up and cause ourselves injury. It will also enhance the overall appearance which at the moment is not as had been envisaged. The outdoor area and the furniture purchased by the Residents' Association on your behalf has proved extremely popular and well used on a regular basis. The resurfacing had been put into abeyance until after the Easter festivities and ANZAC Day Ceremony and will now take place as soon as possible – weather permitting.

Three skip bins have been ordered and will be delivered on Friday 3rd May, so I hope that you have all been having a good Autumn clear out. A reminder that you do not have to wait for the skip bins, any large items to go to the tip can be taken away by

the gardeners as there is a budget allowance for this, just put a note in the Gardening and Maintenance Book.

The RAC has been busy on other fronts too, and members have participated in the "Get to Know You" lunches and afternoon teas to welcome new residents. The lunches were initiated by Management and Sales and the RAC has now taken on the organisation of the lunches, together with a personal welcome and invitation to all new residents. To this end the RAC has produced a welcome booklet with details of who we are, contact and photos, contact details and photos of the organisers of the various activity groups, as well as other local useful information. The booklet is primarily aimed at new residents, but we thought that it would be of interest to existing residents as it contains current information so it will be delivered to each letterbox.

The Association of Residents of Queensland Retirement Villages (ARQRV) has produced this manual – Residents Committee Manual which is a guide for residents' committees in Queensland. The information reflects the intent of the current legislation (The Retirement Villages Act 1999) and represents examples of best practice. A copy of this is now in the Library for any resident to peruse.

We are also working hard with Management (Nole Beardwood and Mark Eagleston) to ensure ALL residents are able to participate in and enjoy our wonderful Village life.

Over the next few weeks the Committee will be considering how to further enhance our existing amenities and provide an enjoyable lifestyle for all our residents.

Regarding printing and stationery, this is vastly over budget as our Treasurer, Sue Day will explain. In order to reduce costs, and save a few trees in the process, a notice will be distributed asking whether you would be willing to receive an electronic version of the Country Club Courier or a hard copy, as happened with the Aveo Newsletter. The Country Club Courier looks great in colour, but last month's issue cost \$175.00 to produce, multiplied by 12 it comes to over \$2,000, which I'm sure you'll agree is a considerable amount.

Finally, I would like to thank Noel Giles for his hard work and professionalism during his tenure as Bar Manager. Unfortunately, Noel has tendered his resignation since the last Quarterly meeting in January, but we are delighted that John Weeden and Wayne Collard stepped into the breach as joint Bar Managers, in the interim until the Elections in June. Thank you, guys.

The Bar will open after the meeting, and in consultation with John and Wayne it has been decided that all drinks will be \$2.00 until the end of Happy Hour, as a thank you to our many Bar patrons and residents attending this meeting.

Thank you."

## 5. Treasurers Report from Sue Day:

### Peregrin Springs Country Club Quarterly Treasurer Report For QGM on 30th April 2019- January February March 2019

Bar profit for the Qtr \$4534.29

#### Expenditure

Bar Supplies	\$	6,711.00
Bus Driver Costs	\$	486.00
Library Books	\$	416.00
Aerial for Yarran Road Gate	\$	250.00
Misc expenses	\$	458.00
Increase Imprest A/c	\$	910.00
Mahjong Set & 4 racks	\$	200.00
Anzac Day Banner	\$	213.00
	\$	9,644.00

**Social Committee** \$ 1,935.00

**Total Expenditure** \$ 11,579.00

#### Income

Bar Takings	\$	11,367.00
Aust Day 94 x \$12	\$	1,128.00
Social Committee Petty Cash	\$	200.00
<b>Total Income</b>	\$	<b>12,695.00</b>

Net Profit/loss \$ 1,116.00

**The Quarter started with \$18,899 and finished with \$20,015 a profit of \$1,116**

The RAC is currently worth \$ 21,524.03 if we include all monies from all floats, stock and Imprest Account

This figure has taken into account \$2000 owing to AVEO for Xmas Cheers food

#### Misc Expenses

Stationery	\$	118.00
Kitchen equip, tongs, chopping boards etc	\$	82.00
Bar Glasses & glass washer	\$	108.00
Petrol Allowance Bar Manager	\$	108.00
Bar Frame	\$	7.00
Jigsaw Frame for Manor	\$	35.00
<b>Total Misc Expenses</b>	\$	<b>458.00</b>

#### Social Committee Expenses

Mothers Day raffle	\$	299.00
Bli Bli coach	\$	505.00
St Patricks Day	\$	200.00
Australia Day	\$	846.00
Wild West Straw and Hobby Horses	\$	85.00
<b>Total Social Committee expenses</b>	\$	<b>1,935.00</b>

**5.1** The Treasurer spoke of the upcoming budget and mentioned a few areas of concern, the biggest of which is Printing and Stationery which is being worked on currently to reduce spend. The other area is the Health and Wellness Package

which Nole will elaborate on in a meeting with residents in the very near future as this is being handled at Head Office level. He will also give more details on other areas in the budget which is looking reasonable. The reason being that Management and staff are working to the budget as much as is possible, apart from a few manageable anomalies

**5.2** Steve Hill queried the price of the pull up banner purchased for the Anzac Day ceremony. The cost price of \$165.00 approved by the Residents Association Committee had not included GST & postage therefore Steve Hill did not consider the price paid could be deemed the total price of the asset. Treasurer Sue Day responded with surprise at Steve Hill's request to have the GST and Postage shown separately in her report. She stated that this could be done if so wished, but it was not normal practice.

**5.3** Maria Husbands queried the additional \$250 to extend the Yarran Road aerial approved by the Residents' Association Committee, stating that she has no difficulty with her remote. Others stated that they had been having problems. This issue is being dealt with by the Committee and Village Manager Nole Beardwood.

**5.4** Treasurer Sue Day presented the case for printing The Country Club Courier in black & white and also for emailing the original in colour to residents which they could print out if they wished. (See Item 4 Chair's Report).

**5.5** Steve Hill asked if residents have any control over the 134 Budget. Sue Day replied, 'yes, absolutely'.

**5.6** Steve Hill had expressed a view that he was pleased that the Residents Committee had not agreed to proceed with installation of a pool handrails & that he believed that it should be a Capital Expenditure. The Chair assured him that it would be, as the installation of handrails would enable many more residents to make use of the pool.

**5.7** The Chair also mentioned that the installation of heating for the swimming pool would be a Capital Expenditure, but that the running costs would have to be met by the residents.

Moved Steve Hill, 2nd Margaret Ord 'that the Treasurers' Report be accepted'.  
Motion carried.

## **6. Sub-Committee Reports:**

### **6.1 Social Sub-Committee Report** by Chair, Diane Giles.

"The Social Committee hold monthly meetings and since the last quarterly meeting, which was held in January, we have coordinated the following events: -

March 15th St Patrick's Day celebrations were held in conjunction with the Friday night happy hour and nibbles were provided. It was wonderful to see the number

of residents who attended the celebrations and I think everyone had an enjoyable evening.

We eventually were able to have the Country and Western Night which was deferred originally because it was on the same day that Aveo held the Rock and Roll Event, then the cyclone decided to come along so we had to post phone again, nevertheless third time lucky we held it although the weather was inclement and only a small number attended (14) those who did attend had an enjoyable evening.

Social Committee prepared morning tea for after the Anzac Day Service which was held on 25th April.

Mother's Day raffle is on display and tickets are \$2 a ticket or 3 for \$5. This will be drawn at happy hour on Friday 10th May.

The last function that this current committee will be holding is a Lunch excursion by chartered bus to Maleny to a Brewery which is on Wednesday June 19th. Noel and I went and checked it out and had lunch there and the food, service and atmosphere were fantastic. This will be advertised in next month's Country Courier and booking sheets will be placed in the Library as is normally done. It will be limited to 50 people, and it is tables of 10, so there will be a registration form for each table, so you put your name on a table sheet. Also, on the sheet you will be the number down that corresponds to the menu that will be on display.

Further information on this event will follow in the near future and a reminder prior to date."

## **6.2 Bar Sub-Committee Report** by Bar Managers John Weeden & Wayne Collard.

"Wayne and John have taken over as joint acting managers of the Bar.

1. Happy Hour is 4pm to 6pm each Tuesday and Friday. The Bar may also be open at other times e.g. Wednesday evenings for snooker and Thursday and Sunday afternoons after bowls.

2. There were several functions during March. At Happy Hour on Friday 15th we celebrated St Patrick's Day (two days early), on Friday 29th we provided drinks for the Aveo Rock & Roll Show and the next day we held the postponed Happy Hour and Country & Western BBQ night.

3. During April we provided drinks for family and friends following the funeral of a former Manor resident and the Bar was open from 1pm on Anzac Day.

We would encourage all residents to come along to Happy Hour as it is a chance to meet other residents, our prices are reasonable, and the profit goes to the Residents' Association who provide amenities for the residents.

We would like to say a big thank you to our volunteer bar staff who give up their time to serve at the Bar.

Wayne Collard and John Weeden”

## **7. Reports from Activity Groups:**

This is an opportunity for activity groups to present to residents a brief report of their activities.

**7.1** Maria Husbands informed Residents that with the cooler weather **Aqua Aerobic Classes** have ceased and **Armchair Gymnastics** had commenced.

There is an issue with a suitable space for these classes.

Chair Jan Corlett was able to tell residents that efforts are being made to improve the situation. The use of the new additional dining space, to be closed off using drop-down blinds will be installed shortly.

### **7.2 Book Club Report** by Trish Kelly.

“The book club has 20 paid up members and we have been reading some challenging books this year. The book for May has 650 pages so the readers have to commit to fast reading to hand it on to the next member. The book is Lethal White by Robert Galbraith also known as JK Rowling. This is book four in the series. There is a BBC TV series of the first three books. Because Aveo have installed FOXTEL Platinum we will be able to watch the series in our lovely Theatre.”

Happy Reading  
Trish Kelly V126

### **7.3 Casual Dining out Group Report** by Karen Wright.

“Your happy dining out group continues to enjoy the wide variety of dining out choices available here on the sunny coast.

Recently we lunched at River Deck & enjoyed the fabulous river views over a very pleasant lunch ably presided over by proprietor Sue.

We also went on the Noosa Queen for a sunset cruise. Our happy band soon made themselves at home sharing tables, potato chips & jokes with tourists. After the cruise we had Fish & Chips at the Marina. That was an exciting night, we were caught up in the bluster of the tail end of a cyclone, but it didn't dampen our spirits, we had loads of fun.

Our next gourmet experience will be in May. We will Lunch at Circa in Cooroy. It's a lovely town to visit with some fabulous shops to browse in after lunch.

If you are interested in joining our group, you need to email me to get onto our contact list. We then send you notifications on events. If it takes your fancy you just email back to be included. To enable lots of chat we book tables for no more than 10. We all pay our own bills. Usually we have between 25-30 for each booking When available we use the Village bus.

We would like to mention our thanks to the volunteer bus drivers, Village resident Jan Lambert & Dale a resident of Peregian Springs.”

## **8. Body Corporate Committee Report by Chair Jackie Stewart:**

“Good afternoon Ladies & Gentleman.

This is a somewhat shorter report as the Body Corporate Committee didn't meet in January or April

All that needed to be attended to was certainly seen to by our competent V M  
NOEL BEARDWOOD

D S Roofing completed the **replacement of the roof of the Maintenance Shed** and all tiles are stored within the Gardeners area. They will be used to replace tiles on villas as necessary as the tiles are an exact match to existing villa roof tiles.

### **Roadway Cleaning**

Roadway cleaning roads and driveways

Due to compliance requirements and other pending works for Programmed Management Team, works have been paused since last committee meeting V.M confirms that AVEO will enter with B.C.50/50 cost allocation for these works

The **lift emergency phone back up** as per compliance regulation in case of N B N power failures has been installed

### **Fire Compliance**

Fire yearly Hydrostatic Testing needs to be completed within the village for fire compliance reasons

Quotes received from R S Q \$8500 plus GST for pressurised Hydrants (3) for Manor no ILU Hydrants.

TOWN WATER BASED HYDRANTS

Quote from from Dilligent Fire for same+ GST @ \$ 3332+ GST for Manor pressurised Hydrants only

Contractor advised for compliance reasons only the pressurised Hydrants are required to be hydrostatically tested.

Advice has been given that town water AND pressurised need to be tested

V.M is working with RSQ on a revised quote

Advice also that water will need to be turned off to conduct testing. As a result, we are looking at staging testing over a period of 2/3 days.

Higgins have completed year 7 of their contracted Maintenance program. There is three years remaining of their contract.

### **Flick Quotation**

Flick has presented a quote for \$ 14168.78+ GST to undertake annual Termite Visual inspection& report for v 71- v 125 Zone A

V.M. after discussion with Flick has approved to proceed & part of the annual \$50, 143.00 amount as the budget is in the sinking fund for termite pest control.

There has been work done on a **Stop Valve**.

Eastern Plumbing has inspected an area at rear of a villa and advised it was a low point and it was deemed to need 2x250 pits as water holding tank & connect with existing tank and fill with rock for better drainage.

**Yarran Road** gate has had an external aerial on top of wall above motor and sensor at a cost of \$250 which has been paid for by the Residents' Association.

**Faulty tank filter pump replacement** was done to replace Big Bertha Filter on grey water tank Under v133. Grey water runs toilets, washing machines etc for adjacent villas.

Please remember that minutes of all B.C.C. meetings are on the web and there is also a copy on the BCC notice board.

The next Body Corporate Committee meeting is on this coming Friday.

Keep your eye out for the minutes.

Thanking you “

Jackie Stewart

## **9. General Business:**

**9.1** Gerhard Sliwa told the committee that he was not happy with the word ‘accepting’ used to describe the letter to him in the minutes of the RAC meeting in April. Moved Gerhard Sliwa 2nd Gunter Winter ‘that the word ‘accepting’ used in correspondence item 5.10 be removed from the minutes of the April meeting’. Carried.

**9.2** The following statement has been inserted as an addendum to the minutes as corrected at the QGM on Tuesday 30th April 2019.

*“Steve’s Report at QGM April 2019*

*Interested residents take part in any activity as and when it suits them.*

*Having said that I put forward a motion that a formal sub-committee be formed under the aegis of the RAC as per existing formal sub-committees to organise and manage our Commemoration Services.*

*Ten years ago, such a sub-committee existed for the RAC and in later years, while ex-military persons were members of the RAC this responsibility fell to them.*

*Since April 2016 organisation and management of these two most important services of the year have fallen on the shoulders of volunteers—inevitably some of the traditional protocols and attention to procedural etiquette have fallen “through the cracks”. At this time the RAC does not have the military experience, service or tradition to arbitrate on how the two annual services should come together.*

*The RAC would be aware of the undercurrent of concern expressed by quite a number of residents with veteran military backgrounds themselves and residents with military connections through NOR, family and relations.*

*Commemoration is a personal, emotional, sometimes sad, but always solemn, respectful and remembrance with gratitude.*

*There are residents NOW who are prepared to form and work on this sub-committee.*

*I suggest that a Motion be put to the floor for discussion.*

*Thank you.”* End of addendum.

Steve Hill asked that a new Sub-Committee for Commemorations be formed as he considered that this years’ service fell short of what an ANZAC Commemoration should be, citing a case in point that the New Zealand anthem was omitted. As the Chair had



only been “drafted” into the role of Chair she was not in a position to deal with the dignity of the ceremony. The Chair responded that she had been elected to the position as Chair by the Committee and as such had their full support, and on the point of omission that it was indeed an oversight in this case which would be rectified in future.

Steve Hill went on to say that a sub-committee was needed as the current RAC had no military background and did not know how the service should be run. The Chair, Jan Corlett, responded that it was insulting not only to the Committee but also to Lt.

Commander Bill Rooke, who had served in both the Royal Navy and the Royal Australian Navy and to Wayne Collard, who had worked with the Department of Veteran Affairs for over 25 years to suggest that there was not the expertise to organize a dignified, solemn and relevant service. Had Steve Hill been present at the service he would have experienced that this was the case.

A former Chair of the Residents’ Association Committee Pat Bowen informed the meeting that to form a new Sub-Committee the Residents’ Association would need to change the constitution & comply with the timelines & voting procedures that this entails. A Special Resolution could be put to the next quarterly meeting in July.

Brian Iselin commented that the ANZAC Service did not comply with RSL Sub- Branch procedures. The Chair responded that we were not an RSL Sub-Branch, but a retirement Village, and that the Village ANZAC Service had been referred to both the RSL and DVA to ensure it complied with any regulations.

**9.3** Arnold Vandenhurk queried the date, 30th July, for the next Quarterly Meeting, which is stated on the agenda, as he believed this to be incorrect. Chair Jan Corlett said that it is correct & that the residents agreed by special resolution on 30th October last year to change the date of the Annual General Meeting to July, so that it no longer clashed with the Body Corporate Annual General Meeting held in September. This being the case, the quarterly meetings were now held in January, April, July and October.

**9.4** Jan Lambert put the case for residents to receive information via email notifications instead of by paper notices in letterboxes. This would be of benefit for residents who are absent. The Committee agreed to investigate this suggestion.

**9.5** Sandy Ferber offered thanks to Chair Jan Corlett, Treasurer Sue Day & Secretary Karen Wright for doing a mighty job in spite of the provocation. This was met with a round of applause.

Chair Jan Corlett thanked Sandy & the residents & closed the meeting at 3:09pm.

## **10. Date & Time of Next Quarterly Meeting:**

**Tuesday 30th July 2019 at 2pm, followed immediately by the Annual General Meeting.**