

## AVEO PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION.

### Minutes of Quarterly General Meeting held 2pm Friday 14th February 2020.

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

Apologies for deferring this QGM from January.

#### 1. Attendance & Apologies:

82 Residents were present. Apologies were received from:- Bruce & Glenda Townsend, Kath Snell, Lyn & Peter Monkman, Lynette Jenkins, BJ Hampton, Jeep Hattenfels, Elton & Margaret Ord, David Law, Derek Corlett, Monica Dulley, Ann Horsley, Bruce Hodges, Frank Gava, Brian Kelly, Nic Walley, Jan Fitzgerald, Ollie Gore & David Figgins.

#### 2. Confirmation of Previous Minutes:

Moved Hilary Warburton 2nd Anne Millier 'that the minutes of the previous meeting are a true & accurate record'. Carried.

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

There was no business arising from the Previous Minutes.

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

### CHAIR'S REPORT QGM FEBRUARY 2020

"Welcome everyone to the February QGM, and a special welcome to our new residents. The QGM had to be deferred from January as some RAC members were unable to attend the January date.

Thank you to Peter Wright for checking the number of attendees to ensure that we are quorate should the necessity arise.

We have had a full programme of "happenings" since the October QGM in which your committee has been involved.

These include the Remembrance Day Commemoration in November.

The TV monitor in the Foyer which is up and running giving residents up to date information on forthcoming events as well as publishing photos of events. Grateful thanks must be given to Jan Lambert for giving of her time and expertise to this project, and to Sue Day who has been liaising with Jan to see the project come to fruition. In future Jan (on behalf of the RAC) will be publishing Bulletin on email and hard copy giving fuller information than is available on the TV monitor.

The Christmas Lunches which were greatly enjoyed by those attending. Thank you to our Social Committee for the beautiful table decorations.

The Manor Bar has seen new locks installed and thanks to Bob Jack the Bar cupboards and Drinks Cabinet have been secured.

The Australia Day celebration was a huge success with over 100 residents enjoying the afternoon. A big thank you to everyone involved. Your enthusiasm and hard work paid wonderful dividends.

The collection for "Containers for Change" resumed at the end of January, and I am pleased to report that together with our contribution air conditioning has been installed at two classrooms at PPSS. Given the current hot weather and humidity this must be very welcome!

The RAC is continuing to sponsor and host the Welcome Lunches for new residents. These are warmly welcomed by new residents and it's pleasing to see new friendships being fostered.

Various RAC members attend the Meet and Greet morning teas held for new and prospective residents held by Sales.

At the October QGM it was stated that we would be producing a Disaster Plan for the ILUs in the Village. I must apologise that this project has not been completed for various reasons. However, I am pleased to report that Peter Wright has agreed to lead a group of residents, who together with Lynda Fraser for SCC and a representative from QFES, will work towards its production in the near future.

We do hope that that residents are pleased with the number and variety of social events held in the Village. We took on board the suggestions of having more events held in the Village so that ALL residents are able to attend, benefit and enjoy a varied social calendar.

Again, my thanks to everyone who has been involved in these social activities, and as well the leaders of the various activity groups for their hard work and enthusiasm ensuring a vibrant and inclusive community at Aveo Peregian Springs.

I would also like to give my heartfelt thanks to my dedicated committee who work tirelessly behind the scenes to make the RAC a "smooth operation".

The Bar will open after the meeting, and in consultation with the Bar Managers beer and wine 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: Sue Day.

### Peregian Springs Country Club Quarterly Treasurer Report For QGM 11th February 2020 Period September 2019 - December 2019

Bar profit for the Qtr \$ 2,861

#### Expenditure

Bar Supplies	\$	7,931.00
Bar Expenses	\$	404.00
Library Books	\$	256.00
Skip Bins	\$	780.00
Entertainment - Melb Cup	\$	1,548.00
Remembrance Day	\$	140.00
New Years Eve	\$	298.00
Christmas Cheer	\$	287.00
Christmas Raffle	\$	295.00
New BBQ	\$	298.00
Xmas lunches 5th and 10th December	\$	2,288.00
Patio area roofing Council Building Approval	\$	1,290.00

#### Misc expenses

Stationery	\$	212.00
Whiteboard	\$	125.00
Noosa Chorale Free Drink	\$	74.00
Nutrimetics Bubbles	\$	69.00
Open Table New Residents Welcome Lunch	\$	149.00
Misc gifts- Staff at Xmas & Fashion Models	\$	109.00
Glasses	\$	156.00
PA Repair	\$	15.00
Craft Group Repayment	\$	300.00
<b>Total Expenditure</b>	<b>\$</b>	<b>17,024.00</b>

#### Income

Bar Takings	\$	10,792.00
Xmas Lunch 5th & 10th December	\$	2,288.00
Melb Cup	\$	1,035.00
Raffle proceeds @ Christmas	\$	749.00
Nutrimetics Raffle proceeds	\$	110.00
Balance of old Petty Cash Float	\$	48.00
<b>Total Income</b>	<b>\$</b>	<b>15,022.00</b>

Net Cost \$2,002

**The Quarter started with \$15671 and finished with \$13669 Nett Cost of \$2002**

The RAC is currently worth \$20,562 including all monies bar float stock and Imprest Account

Last Quarter The RAC was worth \$20390.88 if we include all monies from all floats, stock and Imprest Account

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A Snapshot of the first 6 months of our Budget

In The Village

GSF 50

**Printing and Stationery** is way too high, Aveo have a new supplier called Upstream. Both last year and after the first financial quarter this year this has been queried. Apparently this affects all Aveo villages and the query has been escalated as a problem to Simon Brodie – **General Manager Business Transformation & Technology**.

Here in the village we have done our own transformation and technology. We now use more technology in the village than ever before. Our admin team now use emails where possible for newsletters & correspondence. Body Corporate now use email too for their minutes to all residents. Be they Lot owners or Aveo Way, if this is requested by the resident. The RAC use email for messages, reminders, social occasions, invites & minutes. Aveo have helped the RAC to broadcast events by providing us with a TV to promote any forthcoming events. Banking now done electronically the only thing we still need to hang five on is the tap and go for the bar. Not possible till better coverage in the Manor.

**Casual Meals** We have had quite a few problems here however many have now been corrected.

**Salary & Wages** Many adjustments here due to Nole sharing his time between here and Lindsay Gardens for 3 months or so. Plus we need further adjustments for Ailyn. Some have already been done, others are to follow. Currently we are sharing Nole with Palmview due to the Manager being on leave. This is another reduction in our W & S however we now have Geraldine to add into the mix.

Having said all that overall we are travelling well 6 periods into the year.

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GSF 30

All the same accounts as above plus

Nursing and Homecare still a MAJOR issue

Many questions too for the MRF accounts 134 & 183 including why both the MRF's have been charged over \$7000 split over the two accounts for what essentially are consultancy fees. These figures were not mentioned by Aveo or agreed to by your Finance Sub Committee when budgets were prepared last year. Management have a 6 month variance meeting this week on 13<sup>th</sup> February 2020 to discuss where we are with budget figures so far this year. George West your Body Corp Chair will update you on their figures to December 2019.

Anne Millier asked for clarification re \$256 for the library. Sue explained that the \$256 was for the period September to December. Overall \$1200 is spent per year.

## **6. Reports from Sub-Committees:**

### **6.1 Social Sub-Committee, John Hooper.**

“Since our last meeting your Social Sub-Committee has from comments received, produced several successful entertainments, accompanied by the odd “elbow” nudge!

Christmas Lunches were enjoyed based on the fact that there was not any food left over!! A Christmas Happy Hour saw a large attendance with a visit from Santa and Elves and, more importantly, with very good refreshments. Followed by a very successful raffle.

New Years’ Eve was apparently enjoyed by a well fed and watered goodly number of members.

Australia Day had something of a record turnout accompanied by a very enjoyable duo of singers and surely the very best sausages!! And another raffle.

To come we have Valentine’s Day with yet another raffle plus eats and drinks.

The committee wish to thank everyone who helped in these events and to thank members for their support.”

John Hooper.

### **6.2 Bar Managers Report, Wayne Collard.**

“On the money side the Bar Managers welcome any comments.

On Tuesdays the Bar averages 37 patrons.

Fridays average 72. Last Friday 7th February we had 116 patrons. For Melbourne Cup and Australia Day there was a good turn-out.

Wayne expressed his thanks to the Bar staff, which was followed by a round of applause from the meeting.

In conclusion Wayne expressed his thanks to Residents’ for their patronage and also for returning used glasses to the Bar!

Chair, Jan Corlett thanked the Sub-Committees for their valuable contribution.

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

### **7.1 Manor Book Club.**

#### **THE MANOR BOOK CLUB**

**FEBRUARY 2020**

**The Book Club is up and running again after the Christmas/New Year break. We have just paid our annual subscription to the Sunshine Coast Libraries which gives us access to over 650 sets of Book Club Books available. We chose a locally written and produced book in January and have just begun “Sweet Sorrow”: the new Sunday Times bestseller from the English author David Nicholls.**

**Some of the books we read are made into TV Series or Movies and we can show them where possible in the Manor Theatre. Everyone is welcome to join the Book Club readers and attend the showings in the Theatre. Because of the Foxtel problem we are using either DVDs, SBS On Demand or Kanopy for the February movies.**

**One of our readers, Valmai Robinson will have more to say following this report.**

**Happy Reading!**

**Trish Kelly**

**The Manor Book Club**

### **7.2 Manor Theatre: Valmai Robinson.**

Some Residents may not know that Foxtel [pay TV] is available to all villagers through the Theatre. Programs can be recorded & shown at more suitable times & on the big screen which may be more convenient for even villa home subscribers & villa social groups. Last year, Book Club members enjoyed the mini-series ‘Big Little Lies’.

There is currently showing in the theatre a 6-part BBC show called ‘Summer of Rockets’. any resident is most welcome to attend Wednesdays at 1:30pm. See the whiteboard on the Theatre entry door for all bookings.

The Theatre here has a 1year subscription to Apple TV. I believe newer movies like ‘Once Upon A Time in Hollywood’ will be able to be screened.

### **7.3 Disaster Management Plan Working Group. Peter Wright.**

A working Group has been established to develop a disaster management plan for the Independent Living Units in the village.

The Working Group comprises Peter Wright (Convenor), John Weeden and John Dulley, assisted where necessary by Nole Beardwood.

The first meeting is to be held on Tuesday 18 February with Lynda Fraser from Sunshine Coast Council and Julie from Queensland Fire & Emergency Service.

### **7.4 Knitting & Craft Group and Smith Family Sponsorships. Gloria Nunn.**

The Knitting & Craft group meets Wednesdays in the Manor at 10am in the Private Dining Room. Everyone is welcome to join.

Residents can support Smith Family sponsorships for \$2 per week for 12 months. We need 40 sponsors to provide support for 6 children. Residents need to contact Gloria so that we can keep supporting these children. The first payment is due in March.

Chair Jan Corlett thanked all Activity Group presenters.

### **8. Body Corporate Report: Chair, George West.**

#### **RAC Quarterly Meeting February 2020**

#### **Body Corporate report**

Let's start with some good news, it goes downhill after that.

The major trip hazards mentioned in the last report have been rectified.

The committee has identified the lighting bollard that will suit the village best. It is solar powered and a much brighter light than the previous solar lights installed. It has an inbuilt reflector that directs the light out onto the road and not back into the resident's villa. It is more expensive than the previous solar lights consequently two bollards will be installed as a trial and if this is successful then more will be installed in those places around the village that need better lighting.

After many months of discussions with the council the issue of responsibility for the nature strip along the road at the end of Yarran Road has been resolved. One council officer said it was the councils' responsibility while another council officer said it was the Body Corporate that was responsible !! eventually they sent us a plan of the area in question and said that the BC was responsible for that area inside the blue line. Typical council, the blue line went right down the middle of the nature strip. A very frustrated committee decided that the BC would be responsible for this area and consequently the

BCC in conjunction with the gardeners will decide what to do, if anything, with the nature strip. The Body Corporate committee now considers this matter closed and no further communication will be entered into regarding this piece of common property.

The committee has agreed to participate in bi-monthly meetings with the PPS supervisor to discuss all relevant gardening issues. This is in response to a request from the village manager and the PPS supervisor.

Now the not so good news:

Both gates continue to cause problems and are an ongoing cost burden to the sinking fund.

The Yarran road gate will soon be fitted with a timer that will open the gate in the morning and close the gate in the evening to correspond with the Gracemere Boulevard gate. This will reduce the high cost of repairs that is currently being experienced at present. The committee is aware that a few residents will not like this decision, however the committee has to make decision that will benefit the vast majority of residents. You can't please everybody all of the time!

The main gate continues to cause problems, every time it rains moisture gets into the electrics and causes it to fail. When the moisture dries out the gate works again. This has been happening for years. Unfortunately the main electric feed comes from a power board located near the swimming pool and to dig the cable up and replace it with new cable would be very expensive, however there is electric power to the villa's next to the gate therefore it will be investigated if the gate could be powered from this close proximity by tapping into this source. Obviously, there must be no impact on the villa in question.

The committee is also considering whether we need gates at all. There are Aveo villages that do not have gates; the committee understands that a closed gate will not stop anyone from entering the village if they want to get in, however the committee also understands that there is a perceived sense of security if the gates are closed. Rest assured the committee will not make any decision regarding removal of the gates without the majority approval from all residents.

Plumbing repairs are also a concern with the cost of repairs exceeding budget at the end of December by \$4K, with more invoices still to be received for repairs during January and February so far. Most are storm related but we have had water leaks under driveways and drainage issues as well.

Major repairs to roadways have gone backwards. Approval had been received from AVEO to use AVEO capital replacement funds for the repairs to the roads. Unfortunately, the Territory Operations Manager who gave the approval is no longer with the company. The Village Manager has a meeting scheduled for this Friday February 13<sup>th</sup> to pursue the matter with the temporary Territory Operations Manager.

Another problem for the committee is the movement of the external walls that surround the washing line in some villas. These walls were never linked into the main walls and are now causing cracks in the outer walls and in some cases, cracks are appearing in tiles inside the villa due to the strain on the outer wall. Solutions are being investigated.

At the end of the first 6 months of this fiscal year the sinking fund expenses are below budget by \$48K, however we have still to face the big-ticket items that were included in the budget for this fiscal year.

There are a variety of other issues facing the committee at this time, so a challenging time ahead.

One step forward and two back!!!!

Any Questions!!

Cheers

George West, Chairman Body Corporate Committee

10/2/2020

Sue Day asked George if the new Solar Bollards would be better than the earlier ones installed. George replied that he has been assured that the technology has improved greatly so we are confident they will be better.

## **9. General Business:**

9.1 Question from Val Robinson 'what's happening about the bowling green'. Nole Beardwood answered that the specialist contractor will be looking into it on Monday then we will have answers. Hopefully it will be repaired.

9.2 Jackie Wearne asked about the streetlights in her street which are affected by the rain effectively putting the street into complete darkness. George West replied that the cables are affected by the rain so that's why the Body Corporate is investigating moving to solar with mains back up. Some bollards have moisture getting into them triggering safety measures cut off the power. Nole Beardwood added that water gets into cables & bollards causing problems. The old technology light bollards were poor quality & cost \$560 each. So it's mainly the cables that are providing problems plus moisture getting inside the lights.

Nole Beardwood added that the existing lights are old technology. On the advice of the technician, the village will be trialling superior new lights which will be solar with power back-up at a cost of \$1200 each.

There being no further business, **Chair Jan Corlett closed the meeting at 2:54pm and invited everyone to adjourn to the Bar where drinks will be \$2 through to the end of Happy Hour.**

## **10. Date and Time of Next Quarterly General Meeting:**

**Tuesday 28th April at the later time of 3pm 2020.**