

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

MINUTES OF COMMITTEE MEETING FRIDAY 14th JULY 2017 AT 9AM IN GRACEMERE MANOR

Meeting opened at 8.56am

1. Attendance and Apologies:
George West, Chair: Desolie Gleeson, Treasurer, Jan Corlett, Secretary:
Ray Larke, Steve Hill, Sue Day, John Davies, Committee members.
Sharon Bateman, CBM,
Apologies: Ailyn Lewis, CAM
2. Confirmation of the Minutes of the previous meeting:
All correct
Moved Sue Day, seconded John Davies
3. Business arising from the previous meeting:
 - 3.1 Update on Telstra Antenna: CBM
 - 3.2 Update on Bi-fold Doors: CBM
 - 3.3 Update on Side Gate: CBM
 - 3.4 Update on Painting of the Patio Area: CBM
 - 3.5 Update on School Speed Humps: Jan Corlett
 - 3.6 Update on Serviced Apartment Doors: John Davies
 - 3.7 Update on Purchase of Outdoor Furniture: Desolie Gleeson
 - 3.8 Update on Resident Liaison Person: All RAC

Items 3.1 – 3.4 refer to CBM Report

3.5 See Item 7 – Inward Correspondence

3.6 The CBM reported that the Serviced Apartment Doors were designated fire doors, and due to OH & S compliance they could not be made lighter. 80% of SA residents had their own automatic door closer at a cost of \$1400.00. The CBM has suggested that residents who had difficulty entering their apartments should back in with their wheelie walkers. OH&S had recently signed off on all doors in the Manor.

3.7 Desolie Gleeson reported that the furniture had been ordered and the deposit sent off. The furniture should arrive late July/August, with the date of delivery confirmed beforehand. The tiled area outside would remain furniture free, all the new furniture being located on the concrete slab. In order to achieve this there would be permanent seating for 48 people.

Steve Hill was concerned it would look like an old people's feeding area. He was quickly reassured to the contrary that this would not be the case as the furniture was of a high standard and aesthetically pleasing.

Note had been taken of the comment made at the QGM regarding more shade needed over the area, and later down the track the RAC would be looking at cantilevered umbrellas.

3.8 After discussion it was decided that there would not be a designated liaison person, but instead the Chair would write a short piece for the Newsletter iterating that all members of the RAC were available to take on board any difficulties or concerns residents had. A list of the RAC members would be included in the article.

4. Community Business Manager's Report

4.1 Dance Group: This item has been addressed and noted and filed.

4.2 Telstra Antenna: This will be a small rubber antenna on the side of the Manor which will boost the Network. It will have its' own NMI and Telstra will be paying the account. (It will NOT look like a mobile phone tower.) It was signed off last week and installation will occur sometime between 25/7/17 and 25/8/17. This will have no effect on the new Tunstall equipment but simply boost the mobile phone reception in the village.

4.3 Petition re Gate on Yarran Rise: A copy of this petition has been sent to Troy Thompson and Brisbane Head Office and a favourable outcome is anticipated. The RAC was asked to send a letter in support of the petition to the CBM with copies to Troy Thompson and Debbie Coughlan, and it duly agreed to do so as the side gate is beneficial to all residents of the Village.

Action: Jan Corlett and George West

4.4 Village Bus: This has arrived but unfortunately the storage areas for wheelie walkers and shopping have been swapped over. The bus can take 18 passengers and if more residents wish to go on the bus then the driver will make two trips.

Suggestions have been made to utilise the bus for different trips, eg to IKEA. However, John is the Maintenance person who also drives the bus for designated shopping trips, so volunteer drivers would be needed for recreational trips and the petrol for these trips would need to be paid for by the travellers.

The bus will shortly be tastefully "branded" along with the Lindsey Gardens bus.

4.5 Car Park: This is almost completed, with just the lines to be painted. Arnold Vandenhurk had concerns regarding the 1 metre garden allowance between his property and the Car Park, and the CBM will ensure that this allowance will be adhered to. There will be 11 parking spaces and ALL staff and contractors will use this Car Park. The 3 spaces by the new letterboxes will be designated Disabled spaces. A small wall will be built in front of the new letterboxes as a safety precaution.

4.6 Speed Humps at St Andrews College: See Item 7.3 also the CBM had been advised by the College that OH&S had investigated the complaint and the speed humps had now been removed.

4.7 The CBM requested that new residents be reminded of the role and responsibilities of the Residents' Association. The Chair agreed to formulate a Welcome Letter for inclusion in the New Residents Information Package.

Action: George West

4.8 Bi-fold Doors: As previously reported the two quotes have been obtained but approval was still awaited from Troy Thompson. In order to facilitate the matter, the CBM requested that the RAC write to her with copies to Troy Thompson and Debbie Coughlan, outlining our concerns that the bi-fold doors had still not been installed. The tracking of the existing doors in the bar area to the outside area presented a safety hazard for residents. This was agreed to.

Action: Jan Corlett and George West

4.9 Letterboxes on Seabreeze: A request for the installation of the 2 additional letterboxes was made to the BCC. The cost of almost \$3000 proved prohibitive and the request was voted down by the BCC. As this is a matter for the BCC the RAC fully support their decision.

Questions of the CBM

George West asked when the concrete patio area would be painted. The CBM replied that she had not yet found a suitable contractor.

George West enquired when a new manager for Lindsey Gardens would be appointed, as there were concerns that the CBM was still involved in its' management. The CBM responded that she would be involved in the interviews for the new manager on 26th July, and would be delivering the Management Report at their AGM.

Desolie Gleeson asked who would be responsible for moving the existing outdoor furniture when the new furniture was delivered. The CBM said that John, (Maintenance) would organise this.

Desolie Gleeson also enquired whether the cost of coffee at the Manor was now included in the Independent living resident's monthly levy's. The answer was that it was not.

5 Community Assistant Manager's Report:

AveoConnect Wellness Hub and NBN Network: In readiness for the NBN rollout in your area your home's medical alarm may have recently upgraded to an AveoConnect Wellness Hub. This new alarm is NBN compatible, but must be reconnected correctly by your Retail Service Provider after moving your phone and internet services to the NBN.

The CBM has a list of those residents who wish to have their new Wellness Hub (Tunstall) relocated to another position in their Villa.

The CBM left the meeting at 10.20am.

6 Outward Correspondence:

Moved to accept the Outward Correspondence: Ray Larke, seconded Steve Hill.

7. Inward Correspondence:

7.1 Noted and Filed.

7.2 Noted and filed. Dealt with under Item 4.

7.3 Noted and Filed. Dealt with under Item 4. Sue Day to inform the residents who had raised the issue. Action: Sue Day

7.4 Caxton Legal Centre, 6/7/17, re Park and Village Information Link (PAVIL).

This provides free legal information and advice to residents of retirement villages. After discussion, it was felt that these sessions would be more suited to prospective residents rather than those already living in a retirement village. The ARQRV is already dealing with the government on behalf of those resident in retirement villages.

Moved to accept Inward Correspondence: John Davies, seconded Sue Day, carried unanimously.

8. Treasurer's Report: Desolie Gleeson

Steve Hill asked the Treasurer to explain the discrepancy of the cash balance from the Report given at the QGM. The Treasurer explained that the QGM was the Quarter to the end of May, and this Report was to the end of June.

John Davies asked whether the CBM's travel expenses were charged to Aveo Peregian Springs. It was agreed that this matter would be addressed at the next meeting when the July Financial Report would be available. It was also agreed that a close watch be kept on the situation of the CBM spending time at Lindsey Gardens whilst now being full time employed at Peregian Springs. The July Financial Report to be an Agenda Item at the next meeting.

9. Sub-Committee Reports

9.1 Social Sub-Committee Report: Peter Newey

The Chair received the following outline plan of events from the Sub-Committee and they were commended on the speed of their organisation. Peter Newey would be invited to the next meeting to give further details, and costings, of the planned events.

August 18th Trivia night.

September 20th Katie Rose fund raiser dinner.

October 18th Bus trip & Lunch at Ricks Garage, Palmwoods .

November 7th Melbourne Cup Day .

November 24th Special B.B.Q night dress up Hawaiian Theme & dancing .

December 14th? Christmas lunch.

Please Note: Waiting for confirmation of Noosa District Concert Band on August 26th

9.2 Bar Sub-Committee Report: John Weedon

A Report was not available as the Bar Manager is unwell. The RAC wish him a speedy recovery.

Ray Larke asked about the replacement of the glass washer in the Bar. It is a CRF item as is all the equipment in the Bar. AVEO need a list of those items so that they can be included in the CRF budget. The Chair and Treasurer will speak to the Bar Manager regarding this issue. Action: George West, Desolie Gleeson

10. Other Reports

10.1 Commemorations & Activities: Steve Hill

No Change since the Report at the QGM.

10.2 Manor Report: John Davies

No Change since the Report at the QGM.

Steve Hill asked John about the Evacuation Procedure for the Manor. An evacuation procedure was on each resident's door in the Manor. A practice Fire Drill had taken place under the previous Village Co-ordinator.

George West raised the question whether allocated roles and reports, other than the Sub-Committee Reports, were necessary. After some discussion, it was agreed that it was necessary to have a Manor Report, but not necessarily the others.

11. General Business

11.1 Dog Poop not being picked up: Sue Day

This issue was discussed and the RAC was unanimous in endorsing the efforts of Management to stop this. The RAC was disgusted that this should be happening in our village and would support any effort to eradicate it.

12.Date of Next Meeting: Friday 11th August 2017 at 9am in the Manor

The next QGM and AGM is scheduled for Tuesday 19th September 2017 at 2pm. The Notice of Meeting and Nomination Forms need to be distributed three weeks prior to the meeting.

There being no further business the Chair closed the meeting at 11.15am

Signed:

Chair of RAC