

# PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

## MINUTES OF COMMITTEE MEETING FRIDAY 13<sup>TH</sup> OCTOBER 2017 AT 9AM IN GRACEMERE MANOR

Meeting opened at 9.06am

1. Attendance and Apologies:

George West, Chair: Desolie Gleeson, Treasurer, Jan Corlett, Secretary:  
Ray Larke, Sue Day, John Davies, Wayne Collard, Committee members.  
Sharon Batemen, CBM,  
Ailyn Lewis, CAM  
No apologies

2. Confirmation of the Minutes of the previous meeting:

Moved Ray Larke, Seconded Sue Day

3. Business arising from the previous meeting:

- 3.1 Update on Telstra Antenna: CBM
  - 3.2 Update on Noise Issue in the Manor: CBM
  - 3.3 Report on "Meet the Dogs" Function: Sue Day
  - 3.4 Update on Gym/Art Room Relocation: CBM
- Items 3.1, 3.2 and 3.4 refer to CBM Report

3.3 Sue reported that the event was extremely successful, although it was a shame that more Manor residents did not attend. Unfortunately, verbal reminders are required to ensure that residents are made aware of the event on the day. Those Manor residents who did attend, as well as the dogs and dog owners, thoroughly enjoyed the afternoon and would be happy to see it repeated, albeit without the champagne and nibbles! - although these were most welcome as a one off to get the "ball rolling"!

4 Community Business Manager's Report

4.1 Small cell 4G tower works currently being undertaken. This work should be completed Wednesday/Thursday. The 3 carparks adjacent to the Manor will be unavailable as they are required by the Telstra engineers.

4.2 Gym / Art relocation, including bowls storage. The gym floor has been laid and the new gym equipment will be arriving today (Friday). The start date for the new cabinetry has not been finalised so until then everything will remain as it is. When the date is finalised the CBM will liaise with Tom Shaw and John Weedon to sort out the obsolete bowls.

4.4 70'sEvent and Cocktail afternoon on 4<sup>th</sup> November will be the final AVEO fundraiser for the year. It is anticipated that this will be very successful!

4.5 Warning via Minutes REGO for Golf Buggies & Scooters. The CBM has been advised police are monitoring the area, including the Village, not only for registration, but also for roadworthiness.

4.6 Variance Analysis 24th October (Tuesday). The CBM will be in Brisbane.

4.6 Fridge for water in ILU kitchen. Water carafes for the use of ILU residents will now be available in the community kitchen, NOT from the café. A “pod” coffee machine will also be installed, with an “honesty” sheet for those making use of the facility. The coffee machine at the Café will be for Manor residents only.

## 5 Community Assistant Manager’s Report:

5.1 The rubbish bins have now been relocated for collection to Yarran Road. This has led to noise complaints from those residents who back onto Yarran Road. This is a trial only instigated by the Council and the extra time this takes our gardening team is being closely monitored by Management.

5.2 Lighting in the upstairs Manor hallways has been updated and is now very bright. This was an initiative of the BCC, who engaged an expert to ensure that the new lighting conformed to Australian Standards which is essential to comply with our Public Liability Insurance.

The CBM and CAM left the meeting at 9.45am.

## 6 Outward Correspondence:

6.1 George West (Chair), 29/9/17, Re: Commemorations

Moved acceptance, John Davies, Seconded, Sue Day

It was noted that Tom Shaw has agreed to organise the Village Remembrance Day Service, and that Brian Iselin has agreed to conduct the Service.

## 7. Inward Correspondence:

7.1 Steve Hill, 27/9/17, Re: Commemorations

7.2 Ron Marshall, 1/10/17, Re: For Information Only

7.3 Noel Giles, 3/10/17, Re: Operation of the Manor Bar

7.4 Anita Marshall, 9/10/2017, Re: New Clock for Pool Area.

Items 7.1 and 7.2 noted and filed.

Item 7.3 After much discussion it was agreed that instead of a formal letter to all residents that an item in the Country Club Courier would be a



Moved to accept the Treasure's Report: Desolie Gleeson, Seconded Wayne Collard.

## 8.2 Funds Report: George West

Funds Report July 2017 to September 2017

All figures are from 1<sup>st</sup> July 2017 to the 30<sup>th</sup> September 2017

***Please note that these figures are subject to further scrutiny and are not accurate. They are a guide only.***

GSF-ILU's

**Income :** Actual 161K Budget 194K -33K

**Expenses :** Actual 166K Budget 194K +28K  
**This fund is 6k negative**

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GSF-Service Apartments

**Income :** Actual 230k Budget 218K +12K

**Expenses :** Actual 218k Budget 218K On budget  
**This fund is 12k positive.**

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MRF- 134

**Income :** Actual 8k Budget 10k

**Expenses :** Actual 12k Budget 8k  
**This fund is 6k negative**

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MRF-183

**Income :** Actual 7k Budget 7k

**Expenses :** Actual 9k Budget 6k  
**This fund is 3k negative**

The Finance Sub-Committee will meet with the CBM prior to her meeting on 24<sup>th</sup> October regarding the anomalies in the report. The situation will be monitored.

## 9. Sub-Committee Reports

### 9.1 Social Sub-Committee Report: Peter Newey

The outing to Ricks Garage will prove to be interesting and fun. The date is 18th October.

The list and menu is in the library. Any questions please ring Peter 544 83361 or Tom 5448 2039.

The outing to Rick's Garage was cancelled due to lack of support.

Melbourne Cup Day is on the 7th November.

The Social Committee will have Sweeps and Games after lunch.

Tom Shaw requested funds for nibbles at the Melbourne Cup afternoon organised by the Social Committee. It was agreed the sum of \$150.00 be allocated for the purpose.

There was some confusion as to when the Bar would be open. More information will be available closer to the time.

John Davies will liaise with the CBM regarding the Manor residents' lunches for those not having the Special Melbourne Cup Lunch.

## 9.2 Bar Sub-Committee Report: John Weedon

During September the Bar takings were \$4,456.00 and Tuesday happy Hour averaged 33 patrons and Friday happy Hour 52 patrons. During the month we had three functions: a Sales function on a Friday when an estimated 60 attended. There were two birthday functions (one on a Wednesday and one on a Saturday) when 20 attended each. The outside "beer garden" new furniture has arrived and with the warmer weather we can expect it will get more use.

Since the "coin in the slot" soft drink machine has been taken away we have been supplying soft drink cans in the "Honesty Fridge" in the dining room.

The "beers of the month" for September were Bintang, Coopers Pale Ale and XXXX Bitter. The last two have proved popular and will remain.

At the RAC AGM in September, Noel Giles was appointed Bar Manager.

## 10. Other Reports

### 10.1 Manor Report: John Davies

#### Noise.

Problem with very early morning refuse bin collection and compaction. 5:45am. One apartment resident still concerned about the level of noise in the apartment arising from ventilation fans in the kitchen.

#### Security

With greater use of all the rooms in all the common areas, many doors are being found unlocked early in the mornings, eg MP room, Private dining room, doors in lot 183 and lights and air-conditioning still going in un-occupied areas over-night. May be a case for improving the automatic opening and closing of the external door and its security at the northern end of lot 183.

Brilliant A1+ mark to the Body Corporate and management for the new lighting in the Manor. However, advantage has not been taken in the use of the new technology

LED lights to lessen the cost to the GSF line item, ELECTRICITY which is paid for out of the GSF #30 and GSF #50 accounts by village residents for lighting the Manor. In fact, electricity useage will increase, not reduce, unless other steps are taken.

### SA Morning Tea Time

As a courtesy might be a good to give notice to SA residents about any functions in lot 183 area that may interfere with their usual daily activities such as morning tea times.

The RAC would like Management to communicate with Manor residents when their routine is changed.

## 11. General Business

### 11.1 Skip Bins: George West

It was agreed that the skip bins be ordered at a cost to the RAC. The CAM to be requested to put in the order and to let the Treasurer know the date so that a cheque could be written and presented when the bins arrive. Action: Jan Corlett

Moved: Jan Corlett, Seconded: Desolie Gleeson

### 11.2 Cleaning of Outside Furniture prior to a Function: Sue Day

After discussion it was agreed to ask Management if a weekly hosing of the outside furniture could be incorporated into John's (Maintenance) schedule. Action: Jan Corlett

There is a problem with bird droppings on the outside furniture from the birds roosting under the sail. It was agreed that this issue be discussed at the November meeting and members were asked to put forward any suggestions to deal with problem.

### 11.3 Report on Aveo Chairs' Lunch: George West

George reported that AVEO had invited the Chairs of the Body Corporate Committees as well as the Chairs of the RACs. The event proved to be a sales pitch asking for testimonials, and no useful information was gained.

### 11.4 Committee Members Responsibilities: George West

George gave the example of organising a roster for cleaning the BBQs after the Friday BBQ evenings. After discussion it was agreed that George would put an article in the November newsletter asking for volunteers. Sue kindly volunteered to co-ordinate responses and to also to replenish the stocks of the BBQ cleaners. George will give Sue the current roster to work from. Action: George West, Sue Day

It was agreed to defer discussing the issue of shade and possible extension of the outdoor area at the November meeting.

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

Signed:

Date

Chair of RAC