

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

MINUTES OF COMMITTEE MEETING FRIDAY 8TH DECEMBER 2017 AT 9AM IN GRACEMERE MANOR

Meeting opened at 8.58am

1. Attendance and Apologies:
George West, Chair: Desolie Gleeson, Treasurer, Jan Corlett, Secretary:
Ray Larke, Sue Day, John Davies, Committee members.
Sharon Batemen, CBM,
Ailyn Lewis, CAM
Apologies: Wayne Collard
2. Confirmation of the Minutes of the previous meeting:
Moved Sue Day, Seconded John Davies
3. Business arising from the previous meeting:
 - 3.1 Update on Cleaning of Air Conditioning Units: CAM
 - 3.2 Update on Suppressor on Garden Equipment: CAM
 - 3.3 Update on Commercial Clean of BBQs: Jan Corlett
 - 3.4 Update on Bar Open after Carol Concert: George West
 - 3.5 Update on Birds Under the Sail: John Davies
 - 3.6 Update on BBQ Cleaning Roster: Sue Day/George West
 - 3.7 Update on Notice Board: George West
 - 3.8 Update on Extending the Outdoor Area: Sue Day/Ray Larke
 - 3.9 Update on Free Fun Event: Sue Day

Item 3.1 John is working his way through the Village. Please would residents notify the CAM if they are having their air-conditioning serviced so John does not have a wasted visit.

Item 3.2 There is a special spark plug installed in the machinery but sometimes the vibrations will cause problems to TVs for the short period of time they are used in the vicinity.

Item 3.3 The BBQs will be cleaned in January before the first BBQ of 2018. Jan to organise with a commercial company.

Item 3.4 George has organised this with the Bar Manager.

Item 3.5 An approximate cost of \$300.00 was approved provisionally to purchase the bird proofing John Davies has sourced. However, after discussion it was agreed that John (Maintenance) would monitor the amount of bird droppings daily, and a decision would be reached at the February meeting.

Item 3.6 Sue has purchased BBQ cleaning materials and after discussion the BBQ cleaning roster was organised. George will ask for more volunteers at the QGM and Sue will distribute the finalised roster before the end of January 2018.

Item 3.7 The CBM will purchase a new general information notice board.

Item 3.8 Three quotes have been obtained for the outdoor extension by Sue and Ray, and it was unanimously agreed that up to \$3,500.00 be allocated for the extension subject to a revised quote from Concrete4Shore being obtained.

Moved: John Davies, Seconded: Ray Larke

Item 3.9 Sue reported that the Fun Event was well attended and successful. The Raffle, donated by Deborah (Nutrigenics) raised \$115.00 for the Residents' Association, and was won by Megan Bishop. The RAC thanked Sue for her initiative and organisation of the event. The CBM gave Sue contact details for the Enjo dealer who would like to make a similar presentation. Sue to liaise with the Social Committee regarding this event.

4 Community Business Manager's Report

4.1 The ice machine has been installed in the Servery area and is available for use by the Manor Bar.

4.2 The CBM will be providing afternoon tea at the Noosa Chorale Christmas Carol Concert on 9th December, and asked for volunteers to assist as she was unable to attend.

4.4 Serious issues regarding security of the Manor have been raised. Many residents have swipe cards to access the Manor. These will be recalled by the CBM, and measure taken to ensure the security of the Manor. The RAC gave the CBM its full support for any action undertaken to make the Manor secure.

4.5 There have been concerns with the air conditioning in the Manor. It has been thoroughly checked and is working as specified at 22.5 degrees. However, it is recognised that the air-conditioning output in the Bar area is inadequate and the CBM is investigating the solution with Bourne Electrical. John Davies provided the CBM with a detailed diagram of the air-conditioning and was thanked for his thoroughness.

Questions:

Sue noted that the concrete path at the rear of the manor was crumbling in a couple of places creating a H&S hazard.

Sue also reported a resident had told her that the drainage in Lot 3 around Villas 28-31 was inadequate.

The CBM noted that 4 new drains had been put in but more were probably required. The issue had been passed to the Aveo Development Officer for action.

George West reiterated that the correct procedure for an issue to be dealt with by the RAC was to write a letter or email to the Secretary so that it could be put on the Agenda.

4.6 In previous years Manor residents had been able to invite families and guests to lunch on Christmas Day. This year however due to staffing costs, it would not be possible, apart from ILU residents who were unable to facilitate the cooking of their own lunch.

5. Community Assistant Manager's Report:

See Items 3.1 and 3.2

The CAM finished by thanking the RAC for all their support during a very tough year. George on behalf of the RAC and village residents responded by saying how appreciative we all are of all the Aveo staff, including the office, restaurant, carers, gardeners and maintenance.

The CBM and CAM left the meeting at 10.10am.

6. Outward Correspondence:

- 6.1 Noel Giles, 12/11/17, re Manor Bar Replacement Cash Register & Fridge
- 6.2 Tom Shaw, 12/11/17, re Funding for Xmas Lunch
- 6.3 Bob Jack, 12/11/17, re Appreciation for Side Gate to Yarran Road

Moved acceptance, John Davies, Seconded, Sue Day

7. Inward Correspondence:

- 7.1 Noel Giles, 18/11/17, re Manor Bar Fridge
- 7.2 Tom Shaw, 22/11/17, re Australia Day Funding
- 7.3 Geff Vaughan, 1/12/17, re Skip Bins

Item 7.1 The purchase of a new bar fridge was approved in principle by the RAC. Noel to be asked to research the best price for the larger bar fridge and submit it to the RAC. Action: Jan Corlett

Item 7.2 The request for up to \$500.00 was approved in principle, with the proviso that the RAC be reimbursed the full amount from the cover charge for the event. Action: Jan Corlett

Discussion took place regarding the Social Sub-committee and the Chair will investigate.

Item 7.3 Noted and filed.

8.1 Treasurer's Report: Desolie Gleeson

9. Sub-Committee Reports

9.1 Social Sub-Committee Report: Peter Newey

Noted and filed.

9.2 Bar Sub-Committee Report:

The Bar Report was not received by the Committee.

10. Other Reports

10.1 Manor Report: John Davies

The issues were dealt with in Item 4, The CBM's Report.

11. General Business

11.1 Air- conditioning around the Bar Area: John Davies/George West
See Item 4, The CBM's Report.

11.2 Proposed Bar Licence Change: George West
George reported that there are two types of Community Licences, and there would be no advantage to changing the one currently held. George to advise Noel (Bar Manager). Action: George West

11.3 December QGM: George West

Apologies were tendered by Sue Day and John Davies.
The Secretary has the paperwork for the meeting organised.
George West and Ray Larke to check the microphones.
Ray Larke and Wayne Collard to "man" the microphones at the meeting.
Ray Larke, Desolie Gleeson, Wayne Collard to assist on Registration Desk.
Terry Gleeson to be asked to do the "count".

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

Signed:

Date

Chair of RAC