

# Peregian Springs Residents' Association

## Meeting Minutes

Thursday 7<sup>th</sup> October 2021, Meeting opened at 9:05am

1. Members Present: Jan Corlett, Chair, Sue Day, Treasurer, Wayne Collard, Kerry Jewel, John Parsons, John Davies, Acting Secretary.
2. The Chair welcomed Nole Beardwood, Community Operations Manager QLD North, and Kelly Luck, the new Community Manager for Peregian Springs and acknowledged the resignation of Secretary, Jan Lambert. The Chair thanked John Davies for kindly agreeing to take the minutes for this meeting.
3. The Chair, confirmed the passing of the motion to fund \$100 for the Remembrance Wreath and \$50 towards refreshments which was omitted from the previous minutes.
4. With the above amendment the Minutes of the previous meeting were confirmed, unanimously.
5. Business Arising from Previous Meeting
  - a. Shade Cloth over the pool. Kelly is to seek additional contractors who could provide quotations.
  - b. Acoustic ceiling tiles in bar area. Nole will be carrying out a survey of the area and requests the RAC provide a business case in support of a request to AVEO to install sound deadening facilities to counteract the removal of carpets and other sound deadening materials during their latest refurbishment. The Chair asked John Parsons to put together the Business Case.
  - c. John Parsons requested a copy of the planned Capital Expenditure budget to enable consideration of priorities.
  - d. The outdoor electrical outlets have now been installed in the Bar outdoor seating area.

- e. Nole will concentrate on completion of the maintenance charges list for residents
- f. It appears possible that funds may be available to fix the drainage of the Manor grassed area which would enable the area to be used for outdoor games. The area is part of Lot 134, not a common property as previously thought. Sue Day requested again that management request maintenance staff to assist with removing stains from the area's concrete surface.
- g. There will be a delay in the issuing of the RAC Residents' Handbook due to changes in the RAC Executive.
- h. Skip bins will now be available in the rear car park behind the Manor. Trash and Treasure will be located at Villa 77, which is halfway down Sea Oak Drive on the right hand side.
- i. John Parsons has progressed the organisation of events for Melbourne Cup Day. The menu and costs were confirmed by the Chair and Treasurer.
- j. The Committee discussed details with Kelly on re-starting the Meet and Greet events for new residents after such events were ceased due to Covid. It has been suggested that Tuesday 15<sup>th</sup> of October could be a suitable date commencing around 2:30 and finishing in the Bar around 4:00pm
- k. A statement was made by Kelly that the new form of Aveo contracts would only be available to new residents and to those who have taken up residence within the past 6 months.
- l. The heating of the swimming pool was discussed extensively and the difficulty and cost of installing 3 phase power was thought to be a main drawback. However, Nole will investigate the costs of installing 3 phase power and provide feedback at the next meeting. In the interim he suggested installing a solenoid in the solar roof heating equipment to improve the overall solar heating capacity of the current installation which was fully supported by the Committee.
- m. Management have agreed to assist the Line Dancing Group on Monday mornings with the set up and restoration of the dance floor.

6. Community Manager's Report, (as per attached or see end of minutes)

## 7 Outward Correspondence

- a. Letters from August 12<sup>th</sup> meeting to Anne Millier (re Croquet and Bocce).
- b. Steve Hill (re Fountain and Flagpole).
- c. Hazel and Denny Birang (re Resignation from Social Committee)
- d. Email 16/9/21 Bruce Townsend Re Insurance Increase referred to Management
- e. Email to Glenda Townsend re booking system for gym
- f. Email to Sue & Geoff re Pool Enhancements.
- g. Card 16/9/21 Mick Wallace Re Thanking him for his work as a Bar volunteer over the past 7 years
- h. 14/9/21 Email John Weeden Re Prizes for Barefoot Bowls

## 8 Inward Correspondence

- a. Email Nole Beardwood Re New Hot Water System. *Now installed*
- b. Email from Sue & Geoff Barden Re Clarifying their request to enhance the pool area . Sue Day had managed to locate these emails in the previous Secretary's correspondence and provided copies to the meeting. *Much discussion ensued on this matter, and further information regarding pot plants will be sought. If all Village residents can be encouraged to complete the annual survey forms, and if the Village target can be exceeded, Aveo will make a donation to the village which could go towards pool enhancements.* If there are two residents living in a Villa they can each complete a survey. Additional forms can be provided by Reception.
- c. Email 13/9/21 from John Weeden Re prizes for Barefoot Bowls
- d. Email 14/9/21 from Nole Beardwood to Mary Pryce (cc RAC) Re Lockup Garage for Trash and Treasure. *Organised by Manager*
- e. Email 16/9/21 from Denis Murphy Re Gym Scheduling and Cleaning. *Under management control*
- f. Email 15/9/21 from John Davies Re Quotes for Acoustic Ceiling and Wall Tiles (see 5.b). *Letter of support going to Management*
- g. Letter 8/9/21 from Gloria Nunn and Marjorie Vandenhurk RE return of cheque. *Letter will be sent to Gloria and Marjorie by the Chair to explain the circumstances, and that a unanimous decision was made by the RAC to donate the \$200.00 to Project Pink.*
- h. Email 15/9/21 from Natalie Patterson Re Outlining Aveo COVID Situation and New Initiatives. *See Managers report*
- i. Email 27/9/21 from Arch Kennedy Re Pool Heating and Suggestions. *See 5.I*
- j. Email 1/10/21 from Noosa Concert Band Re Thanking the RAC for supporting their successful application for a grant to purchase new instruments. *Committee appreciates their email*

MOTION To accept the inwards correspondence and endorse the outwards. Moved JP seconded SD

## 9 Treasurer's Report: Sue Day. See attached or end of minutes *Sue made note of the license refund due to Covid.*

MOTION To accept Treasurers Report. Moved Sue Day, seconded John Parsons.

## **10 Sub-Committee & Working Party Reports**

- a. Wayne reported that the new Roledex door working well. Reasonable patronage on Tuesdays 25 to 30 and better on Fridays 30 -50

## **11 Social Sub-Committee**

- a. Jan reported that arrangements were well underway for the Melbourne Cup Day and the RAC is to subsidise the lunch, and 1 glass of bubbles for all attendees, not just the lunch patrons..

## **12 General Business**

Motion Charges for Melbourne Cup day will be \$25 village residents and \$30 visitors Moved Sue Day, seconded Jan Corlett. Unanimous

Motion I glass of bubbles up to a total of \$300. Moved Wayne Collard, seconded Kerry Jewel. Unanimous

Motion On Doggy Day one glass of bubbles will be available to each resident attending up to \$200 Moved Jan Corlett, seconded John Parsons. Unanimous

Motion For Melbourne Cup Day Up to \$200 be spent on table decorations. And up to \$20 for a storage tub for the event decorations. Moved Kerry Jewel, seconded Sue Day. Unanimous

Next meeting Friday 12<sup>th</sup> November, 9am PDR

JAD, Acting Secretary.

## Resident Association Committee – Managers Report

Thursday 7<sup>th</sup> October 2021

**3.1** – CM has contacted Super Shades Sunshine Coast & Coastal Shades Sunshine Coast to arrange for a site visit and quote – awaiting a response from both contractors to date. New CM will continue to follow up with Contractors.

**3.3** – CM can advise work has been completed – Outdoor waterproof GPO has been installed.

**3.4** – No further progress has been made in Maintenance process – CM apologises for delay and will aim to complete and have in place prior to next Committee meeting.

- Village Manager – New Items:

- **Bar / Manor Security** – Bar Shutters / Improved door locks (on all non-fire & screen doors) have been installed. In addition improved increased cameras for CCTV operation have also been discussed – CM to raise motion detectors for internal lighting with committee for feedback
- **Hot Water System (Resident Kitchen)** – New 50ltr Hot Water system has been installed in resident kitchen by Eastern Plumbing
- **Coffee Machine / Set Up** – New Soluble Coffee Machine (Nescafe Fusion V2 FTP60) has been arranged and installed by Nestle. Machine is sleeker in design and comes with coffee and tea station which will make coffee area a much cleaner purposeful design



- **Fountain Progress** – CM can advise that fountain has been cleaned and presentation has greatly improved as below. New water pump has been installed also as approved by Body Corporate.



**FOUNTAIN (BEFORE)**

image courtesy BC



**FOUNTAIN (AFTER)**

- **Bowling Green** – Work has commenced on the approved installation of new Sports Crete Bowling Green surface and surrounds. Work is weather dependent (especially in last two weeks of project) but if all goes to plan will be completed within a four week project timeline

Kind Regards,

A handwritten signature in black ink, appearing to read 'Nole Beardwood'.

Nole Beardwood  
Community Operations Manager – Qld North

Residents Association Report for September 2021										
Date	Pay Req	Detail	Main	Imprest	Bar	Social	Sundry	Bar	Bar	Library
	No		Account	Account	Takings	Comm		Expenses	Supplies	
		Balance C/F	\$11,336.88	\$3,000.00						
<b>DEPOSITS</b>										
09.09.21		Bar Takings	\$814.10		\$814.10					
14.09.21		Bar Takings	\$665.50		\$665.50					
17.09.21		Cheque Refund	\$200.00				\$200.00			
23.09.21		Bar Takings	\$654.65		\$654.65					
30.09.21		Bar Takings	\$670.30		\$670.30					
30.09.21		Liquor License Refund	\$735.30				\$735.30			
01.10.21		Bar Takings	\$355.30		\$355.30					
		<b>Total Receipts</b>	<b>\$4,095.15</b>		<b>\$3,159.85</b>	<b>\$0.00</b>	<b>\$935.30</b>	<b>\$0.00</b>		<b>\$0.00</b>
<b>PAYMENTS</b>										
17.09.21	274	Security Padlock	\$43.50					\$43.50		
17.09.21	275	Stationery - Labels	\$26.27				\$26.27			
18.09.21	276	Library Books Sept 21	\$91.00							\$91.00
23.09.21	277	Stationery -Wristbands	\$88.68				\$88.68			
23.09.21	278	Coles Chips	\$56.64						\$56.64	
23.09.21	279	Special Bar Draw Sept	\$24.00				\$24.00			
23.09.21	280	Imprest a/c	\$1,477.95	\$1,477.95						
		Dan Murphys		-\$1,426.15					\$1,426.15	
		Coles		-\$51.80			\$10.00		\$41.80	
23.09.21	281	Kitchen Reqs	\$7.50				\$7.50			
	282	Event Decorations	\$89.19				\$89.19			
	283	Imprest a/c	\$52.55	\$52.55			\$52.55			
		Bunnings Heater wheels		-\$52.55						
		<b>Total Payments</b>	<b>\$1,957.28</b>	<b>\$3,000.00</b>		<b>\$0.00</b>	<b>\$298.19</b>	<b>\$43.50</b>	<b>\$1,524.59</b>	<b>\$91.00</b>

Cash Book Bal. F/Ward	\$11,336.88
Plus Receipts	\$4,095.15
	<u>\$15,432.03</u>
Less Expenditure	-\$1,957.28
Cash Balance	<u>\$13,474.75</u>

Bar report at end of September 2021		
Bar Takings		\$3,159.85
Opening Stock	\$2,609.04	
Plus Purchases	\$1,524.59	
Less Closing Stock	-\$2,252.81	-\$1,880.82
<b>Cost of Sales</b>	<b>\$1,880.82</b>	
<b>Operating % Profit</b>	<b>40%</b>	<b>\$1,279.03</b>

ASSETS	
Bank	\$13,474.75
Imprest AC	\$3,000.00
Bar Float	\$300.00
Bar Stock	\$2,252.81
<b>Total</b>	<b>\$19,027.56</b>

A short note from the Treasurer for any Residents who may at times purchase items for the RAC and require reimbursement  
 We respectfully request receipts for said items and your bank account details to enable payment by direct bank transfer to your account. Unfortunately we cannot repay you in cash  
 This transfer will be done within 24 hours of receiving the receipts from you