

AVEO PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS'
ASSOCIATION VIRTUAL QUARTERLY GENERAL MEETING
15TH FEBRUARY 2022

MINUTES

1. **Attendance and Apologies**
As this was a virtual meeting there were no attendees and so no apologies.
2. **Confirmation of the Previous Minutes**
The minutes of the previous meeting were confirmed by the RAC.
3. **Business Arising from the Previous Minutes**
There was no business arising.
4. **Chair's Report: Jan Corlett**

Welcome to all our new residents. Great to have you in our lovely Village as friends and neighbours.

At the October QGM I welcomed Kelly Luck as our new Community Manager. At this meeting we note her imminent departure and thank her for her work for this Village and wish her well in her future endeavours.

I mentioned at the October QGM that we were hopeful of a resolution to the noise problem in the Bar and dance floor area. Unfortunately this will not happen any time soon as regrettably it was not put forward by senior management for inclusion in the 2022 Capital Expenditure Fund. We are hoping that the three quotes required for the project will be obtained and the project proposal can be put forward to Head Office for inclusion in the 2023 Capital Budget. Thank goodness the weather is such that we are able to enjoy Happy Hours outside on the Patio.

Drainage of the grass area by the Patio has been completed so we can now put forward proposals for a Bocce Court. However it would appear this project also is not in 2022 Capital Budget.

You will have noticed that the swimming pool has been enhanced by four large beautiful pots and plants as well as additional furniture moved from elsewhere in the Village. We'd like to thank Bron and Arch Kennedy and Sue and Geoff Barden for their efforts in beautifying the area.

Sue and Geoff Barden have taken over as willing and enthusiastic Social Events Co-ordinators. Witness the very successful social events we have enjoyed recently. These are documented in their report. (See Item 6.2). We'd like to thank them for their boundless energy.

The RAC has approved various sums for small projects, such as the fairy lights around the shade sail on the Patio, over the previous quarter which are detailed in the Treasurer's Report. (See Item 5).

Once again the Residents' Association will be funding the hire of three skip bins for all the accumulated detritus around our homes. These will be in situ for 10 days after Easter. It is hoped that once again we will be able to have a "Trash and Treasure" stall. More details will be available in due course.

Finally, I would like to give my personal thanks to my hardworking and dedicated committee, Sue Day, John Davies, Wayne Collard, John Parsons and Kerry Jewell, who work tirelessly behind the scenes to ensure the Residents' Association Committee is a "smooth operation". Also to our Bar Managers, Bob, Sharon and Wayne and the bar volunteers, Sue and Geoff our Social Event co-ordinators, and to the organisers of the many and varied activity groups in the Village.

Without you all Aveo Peregian Springs would be a very dull Village!

Kindest regards

Jan Corlett, Chair RAC

5. Treasurer's Report: Sue Day

Treasurer Report for Quarterly Oct - Dec 2021
Virtual Meeting February 2022

Your Sub Finance Committee had a good meeting on November 9th 2021 with Management. This was for the first quarter of this financial year and our figures were looking pretty good.

I was pleased to see after our audited accounts meeting for 2020/2021 that Nole Beardwood had completed paperwork as requested by your Residents Association Committee (RAC) Sub Finance Committee (SFC). This being explanation of various village maintenance responsibilities. It covers both Leasehold & Freehold. Unfortunately very few people attended the above meetings held on November 19th 2021. Hence only a few received the above maintenance paperwork. If you did not receive a copy and would like one please advise Jemma or Temeika who will provide a copy for you.

I do not want to drag on about this subject of maintenance yet again. However my main request as always is for all residents to please contact Home Assist at Maroochydore in the first instance. This applies to all residents, owners and leasehold. The less we need to pay into our maintenance levies the better off we will be in the long run. To get Aveo to call in contractors to fix maintenance problems is a very expensive way of dealing with this issue. I need to mention this on a regular basis as our village has many new residents. My request

over various meetings has had fantastic results so thanks everyone for listening.

On 21st February your Residents Association Committee (RAC) had a Sub Finance Meeting with Nole Beardwood to discuss our six monthly village financials. It is with delight I can say the vast majority of our many budgets are looking very good. Close management is finally paying dividends. Having said that we have some hard days ahead of us. We live in unchartered waters as far as finance is concerned both for our village and Australia as we move forward further into 2022.

However, we will seek to always work hard with management for our residents to keep Peregian Springs levies affordable by all.

Sue Day
Treasurer RAC

Peregian Springs Country Club Quarterly Treasurer Report
Quarterly Report October 2021 - December 2021

Expenditure

Bar Supplies	\$ 8,347.67	Drink Supplies for Bar
2 Wreaths	\$ 160.00	Remembrance day
Library Books	\$ 280.00	Books for Oct Nov Dec
Special Bar Draws & other Bar costs	\$ 222.00	2 Bar Draws Doggy day & Noosa Band drinks
3 skip bins	\$ 1,230.00	3 bins x \$410
New Microphone set	\$ 1,198.60	To replace village Mike set
2 Bug Zappers	\$ 184.03	In outside BBQ area
Donation to Project Pink	\$ 200.00	Project Pink Organization
Donation Noosa Band	\$ 300.00	Concert donation
NYE & Xmas Fest Music	\$ 1,400.00	Cost of live music
Glass of Bubbles Melb Cup	\$ 237.00	Free glass on MC day
4 Pots & Feet for Swimming pool	\$ 508.00	Pool Beautification
Dirt & Stones for Pots To be paid by Aveo	\$ 140.35	To be paid back to RAC
Xmas Raffle Costs	\$ 329.37	Cost of Raffle prizes
Extra for events Plates , dishes cutlery	\$ 226.35	Event requirements
Event Decorations	\$ 615.09	Main Event Decorations
Stationery	\$ 399.44	Various
New Bar Fridge	\$ 1,270.00	Additional Storage
One World Food truck	\$ 2,124.00	Outside Caterers
60 Champagne Glasses	\$ 112.00	For Events
Misc	\$ 409.20	Various
Total Expenditure	\$ 19,893.10	

Income

Bar Takings	\$ 11,941.55	Bar Takings
Raffle	\$ 869.85	Christmas Raffle
Entertainment	\$ 3,355.00	Melb Cup & Xmas Fest
Misc	\$ 60.00	Wreath
Total Income	\$ 16,226.40	

Net Loss **\$3,667**

The Quarter started with \$13474.75 and finished with \$9808.05 Nett loss of \$3667.00

The Residents Association is currently worth \$14,441.09

\$9808.05 Main Account \$3000 Imprest Account Stock Take \$2938.04 Bar float \$300-unpaid \$1605.00

Treasurer Note \$140.35 owing from Aveo for pots plus \$117.00 for Aveo welcome to New Residents
 Also awaiting invoices from Aveo for catering \$1605.00

6. Reports from Sub-Committees and Working Groups

6.1 Bar Managers' Report: Wayne Collard

Little to report for this quarterly period as we keep in line with what may loosely be described as normal trading following an easing of restrictions for Covid19 and then, of course, tighter restrictions. When will it end ??? your guess.

Currently we are getting 35/40 patrons on the Tuesday Happy Hour and 47/ 52 on Fridays. We have seen a small increase in numbers with end of month BBQ becoming more popular but this is largely determined by the weather with most eager for the coming months of sunshine, fresh air and a return of more comfortable temperatures.

We have decided to raise the cost of soft drinks to \$2 in lieu of \$1 following variations with pricing by the supermarkets. We just can't keep running this area of the Bar at a loss despite our best efforts in monitoring prices.

At this point I'd like to acknowledge the volunteer work of our Bar staff and affirm our grateful thanks for their continued efforts. It should be noted that these gifted people are VOLUNTEERS and that all efforts in trying to please every body is our primary aim. We have decided to retain the current wages structure for the time being.

You will note that the list of volunteers has recently been augmented by the introduction of Carolyn Layman who most people know. I welcome her to the group as will everyone – go easy on her for the first few years!

Your Bar people are:

Kerry Jewel	Steve Jacobsen	John Weeden	Carolyn Layman
Alan Curtis	Denny Birang	Bron Kennedy	

Your Bar Managers are:

Bob Jack	Sharon Jack	Wayne Collard

It should be noted that we welcome suggestions on improving the Bar and its operations and any ideas will be gratefully and carefully considered having regard to the Liquor Licensing laws which we must observe. It should be noted also that this is a small Bar manned by volunteers as previously indicated. It is not a cocktail bar, nor is it a bank, nor do we have access to all types of beer and liquor. Yes we have chips and ice and (sometimes) lemon/limes wedges but this should not be construed as contributing to your culinary pursuits.

6.2 Social Sub-committee: Geoff and Sue Barden

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION PLANNED EVENTS 2022

Hi all,

We are Geoff and Sue Barden Villa 50.

We would like to introduce ourselves to the residents, and advise you of our plans and budget requirements for 2022

The events from November until now were, Melbourne Cup, Noosa Concert Band, Xmas Fest and New Year's Eve.

All the events were successful in both numbers and enjoyment, Unfortunately the Australia Day event had to be cancelled.

As Event Organisers for the Aveo Residents' Association, we were asked by Jan Corlett (Chair) and Sue Day (Treasurer) to take on this role. As well as organising events we also produce the flyers, posters and Event notifications to be sent to all residents of Aveo, Peregian Springs.

We also manage the Residents Association TV display at Aveo reception.

We, along with Bob and Sharon Jack and all other volunteers, will ensure all events proceed in compliance with government Covid restrictions.

Funding for these events will obviously be from Bar profits plus any charge to residents. We have looked at the stock in the storeroom and find there is quite a lot of existing event materials, of which we can use for forthcoming events.

Here is a list of current Events planned for the coming 12 months.

Sharon Jack has produced a full calendar for this year

Jan	26	Wed	Australia Day (Unfortunately cancelled)
Feb	23	Wed	Special Event - Hawaiian Night (deferred to September)
March	11	Fri	DJ

April	25	Mon	Anzac Day
May			To be advised
June	11	Sat	Special Event - TBA
June	28	Tue	Doggy Day
July	16	Sat	Noosa Concert Band
August			To be advised
Sept	10	Sat	Special Event - Hawaiian Night
Oct	26	Wed	AVEO Pink Morning Tea (?)
Nov	1	Tues	Melbourne Cup
Nov	11	Fri	Remembrance Day
Nov	16	Wed	St Andrews Christmas Concert (?)
Nov	24	Thur	Bowls Presentation Lunch
Dec	2	Fri	Christmas Fest
Dec	31	Sat	New Year's Eve

Obviously, the events on these dates may change, but our aim is to unify our residents and enhance the activities.

We welcome any input, ideas and help in all future events.

Sue and Geoff Barden

6.3 Emergency Management Working Group: Peter Wright, Convenor

The Emergency Management Team will be arranging another exercise in April to remind residents how to respond in the event of an emergency such as bush fire that may threaten the village.

The exercise will be run along the same lines as last October's practice. This will involve street wardens door knocking residences in their zone to check on residents' preparedness in the event of an emergency, up to but not including an actual evacuation of the village. Details will be provided to residents in the week prior to the exercise.

I extend a warm welcome and many thanks to Geoff Barden who has agreed to take on the role of street warden for Zone 10 (Villas 49 to 56 and 21 to 26).

Peter Wright
Convenor, Emergency Management Management Group

7. Reports from Activity Groups

7.1 THE MANOR BOOK CLUB and MANOR MOVIE CLUB: Trish Kelly

The Manor Book Club is one of the oldest established groups in the village. It began in 2004 and we have had two convenors since. We pay a subscription to the Sunshine Coast Council Library and have over 160 books to choose from each month. We receive 8 copies of the book and readers hand the book to the next reader.

We meet on the first Friday of each month at 9.30a.m. in The Manor Theatre where we discuss the book of the month and we can watch videos and book reviews on the big screen.

The Manor Movie Club was formed by our readers and we attempt to show interesting Movies in the Theatre, usually on the third Saturday of the month. This month on the 19th we will be showing a Documentary about the Bee Gees called “How Can You Mend a Broken Heart” which won an Emmy in 2021.

All residents are welcome to join the Book/Movie Club. Contact can be made with Trish Kelly V126. 5448 3432

7.2 Jazz Junction: Anne Marshall

Jazz Junction is the name of a small, select Jazz club which meets in private homes to listen to jazz. We meet on the second Thursday morning of every month, from 10-00am to 12 noon to listen, enjoy, relax, laugh and reminisce. For further information, please contact Anne Marshall on 5448 1745 or email aemarshal@bigpond.com

7.3 Bowls Section Report: Tom Shaw and John Weeden

The Bowling Green was refurbished in the last quarter, and most of the bowlers agree it has been well done.

The opening of the refurbished green, was by having a Mens Prostate Cancer Research Charity Fun Barefoot Bowls Match, between 8 teams, preceded with a sausage sizzle, ending with all the teams and spectators retiring to the bar for a cool drink and the prize giving to the winning team by our manager Kelly.

The Bowls Section Presentation Lunch took place on the Nov.25. The Sunday Bowls Competition winners were, Ladies- Megan Bishop, Mens- Kerry Jewell, Most touches Competition winners Ladies,- Marjorie Vandenhurk, Mens,- Noel Giles, Most Improved Player, Arch Kennedy, Special mention Marge Bosworth.

The new year Sunday Bowls Comp. started Jan15 and I must say our numbers are down.

I may sound like a stuck record but if you would like to learn or just play bowls, we play bowls on Thursday and Sunday, Thursday is a learning come fun day, so if you want to learn to play bowls come along to the bowling green on Thursday at 2 pm and you will be very welcome, also there is a bowls sign on sheet in the library.

Tom Shaw, 54482039, John Weeden, 54481995

8. Body Corporate Report: George West, Chair BCC

I do not have to remind anybody of the ferocious storms that we have experienced over the last two months. There is no domestic drainage or

guttering system that could cope with the deluges that we have experienced, and our village is no exception. There was major flooding and severe impact in some parts of the village in one case water actually entered a residence. Consequently, all of this has to be repaired and rectified and will have a negative impact on the Sinking Funds reserves. Having said all this the BCC would like to acknowledge the efforts of the Management Team in responding to these emergencies. Kelly and Temeika were "on the ball" and ensured a rapid response to deal with the most critical situations. Even in one case calling in the SES to deal with one instance. The BCC will miss Kelly's working relationship with this committee, and the Chair in particular and it is with sadness that we see her depart however, we wish her well for the future. Please understand that during the next months of having no Community Manager that patience needs to be exercised in regard to having your specific requests for attention addressed. Aveo has a plan in place to deal with this change in circumstances, but your understanding of the situation would be appreciated.

Cheers, George West Chair BCC 9th February 2022

9. General Business

Question from resident Sam Denny.

"Does the RAC have a documented process for dealing with requests for projects requiring expenditure, as in some sort of bid process which enables RAC to sift, sort, decide and report back on the many big and small requests and suggestions that come from residents?" If not I would be very happy to work with RAC to develop this.

Answer:

No the RAC does not have a documented process for dealing with requests for projects. Projects that require expenditure, bid evaluation, sorting etc are by their nature generally capital projects. Capital expenditure is actually outside the remit of residents' committees (you can find this in the legislation).

So what happens in reality is that capital projects that come to the attention of the RAC are passed on to Aveo management for their evaluation. This is what happens to projects like the Replacement of the Bowling Green, upgrade of the Manor A/C, proposed Bocce Court area, Acoustic Wall and Ceiling Tiles for the Bar and Dance Floor Areas to name a few.

Purchase of new items for the RAC are really smaller fry . eg, pool equipment, purchase of new trestle tables, decorations for Melbourne Cup Day etc. So in light of the nature and number of items that the RAC deals with, a formal project evaluation process is considered overkill.

10. Date and Time of next QGM

TBC