

Aveo Peregian Springs Resident's Association Committee Meeting Minutes

Thursday 9th June 2022, Meeting opened at 9:03am

- 1 Members Present: Jan Corlett, Chair, Sue Day, Treasurer, Wayne Collard, Kerry Jewell, John Davies (Acting Secretary).
Apologies: John Parsons

The Chair welcomed Nole Beardwood, Regional Operations Manager QLD North, and Cosimo Ronconi (Cosi), the new Community Manager for Peregian Springs. The Chair thanked John Davies for kindly agreeing to take the minutes for this meeting.

- 2 The Minutes of the previous meeting. Moved Wayne Collard, 2nd Kerry Jewell, that 'the minutes of the previous meeting are a true and accurate record'.
Carried unanimously.
3. Business Arising from Previous Meeting
- a. Shade Cloth over the pool. Nole indicated that funds were not available in the Capital Expenditure Fund to finance the replacement. Sue Day pointed out that it was a health and safety issue living in Queensland with the extremely hot sun during the summer months. Cosi agreed to obtain quotes for shade cloth to be put forward to Head Office for consideration.
 - b. Nole mentioned that he had recently been supplied the list of Defensive and Offensive (wish list) items of Capital Expenditure for this village. The replacement of the communal air-conditioning plant on the ground floor of the Manor has been one of the defensive expenditures to the tune of some \$300k and \$65k has been earmarked for the replacement of the carpet in the corridors on Level 1 and 2 in the Manor. With that amount of capital expenditure there is very little left to provide shade sails for the pool area.
 - c. Discussion then took place on where the cost of removing the concrete slabs along the side of the pool, which were slipping into the West side gully, was to be charged. Nole stated that currently the MRF 134 fund is covering this cost but the Treasurer, Sue Day, will put forward a proposal to Aveo that they should contribute to the cost. (See CM's Report)
 - d. Nole provided an outline of the new management structure, Brookfield are introducing to manage their retirement villages. There is a Qld State Manager (Katherine Woods) currently on 12 months compassionate leave, to whom 5 regional managers report. Craig Russell has been appointed to this position

whilst Katherine is on leave. Nole has been appointed as Regional Manager Queensland North, and is responsible for Peregian Springs, Lindsey Gardens, Palmview, Morayfield and Cairns villages.

4. Community Manager's Report,

Aveo *Peregian Springs Country Club*

Resident Association Committee - Managers Report

Thursday 9th June 2022

Responses to Agenda items

6.9 - Monthly statement of SA 229: CM is liaising with Aveo Finance Office to investigate and make the corrections required. —

9.5 - Window blinds for the Bar and Stage area: CM will obtain quotes and options.

NB, RAC *Cosi was requested to consult with the RAC when obtaining quotes to ensure the appropriate material to assist with reducing sound levels while maintaining light levels was chosen. Cosi also mentioned that there was a new Aveo team to look after village refurbishments*

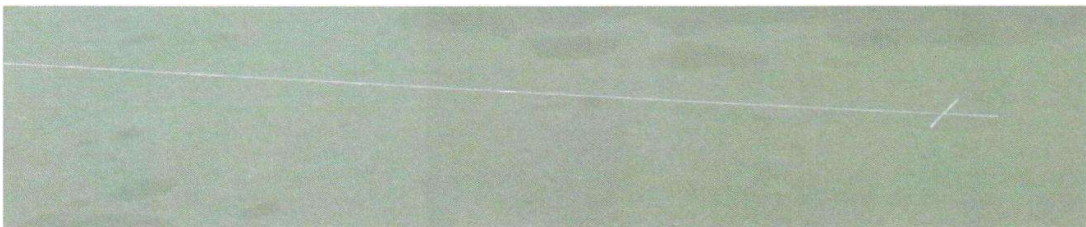
9.6 - Maintenance recovery: To be reviewed as part of the Budget for next financial year.

NB, RAC *The program for recovery of maintenance charges is to be re-launched. All non-urgent maintenance costs are recoverable. Residents should register with Maroochy Home Maintenance & Care Assoc. 5476 6130 and then take advantage of the no cost (up to \$100) labour charge to have items fixed/repaired in your villas/apartments*

- **9.7 - Bowling Green:** The upgrade is now complete including semi- permanent lines marking.

It will need to be re-marked every 4 months with a white Uni Posca marker.

The marking is not permanent in case the surface will need re-stretching in future which would affect the lines. CM to liaise with Tom Shaw, John Weeden.



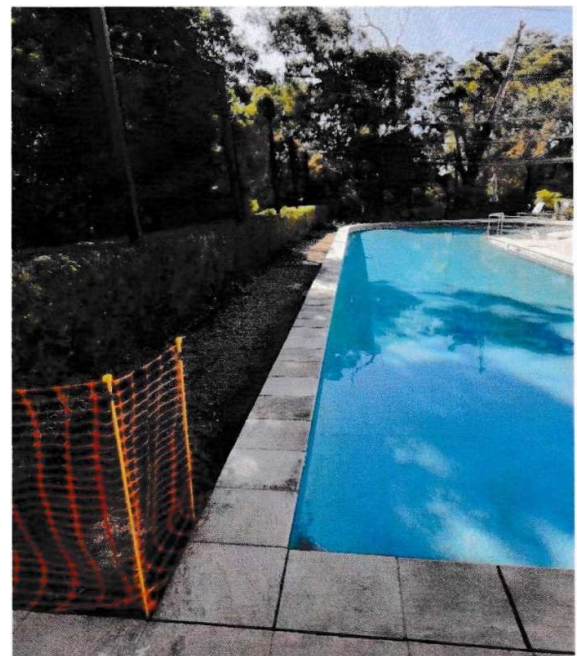
9.8 - Maintenance Buggy: CM to schedule Service and conditions report of the vehicle, and take appropriate actions to ensure safety and presentation

- Village Manager - New Items:

- **New Airconditioning Manor ground floor:** The works are almost complete except for the last painting works and system final balancing.



- **Rectifications of Swimming Pool surround:** The section of concrete slab that was starting to sink on the outside has been removed and Hedge Property Services will fill the area with pebbles and rocks. Aveo will then purchase additional large pots and plants to make the area look attractive.



Mailbox for Newspapers: A new box has been installed at the main entry to the Manor for the delivery of the newspapers for those residents who utilise this service. A key will be provided to those residents as soon as the new delivery instructions have been implemented



Kind Regards,
Cosi

The Regional and Community Managers left the meeting at 10:20am

5. Outward Correspondence

- 5.1 Email to Richard Fahy 21/4/22 re: His Resignation
- 5.2 Letter to Sam Denny 21/4/22 re: QGM Minutes and Secretary Role (See Item 6.5)
- 5.3 Letter to Bruce Townsend 18/4/22 refunding for Bowlers Trophies (See Item 6.2 from the Minutes of 8th April 2022)
- 5.4 Email to Bob and Sharon Jack 18/5/22 re: Outside Fairy Lights (See 6.10)

5.5 Email to Pat Charlwood 23/5/22 re: Being a member of the Residents' Association (See Item 6.8)

6. Inward Correspondence

- 6.1 Email from Richard Fahy 20/4/22 re: His Resignation (See Item 5.1)
- 6.2 Email from Bruce Townsend 19/2/22 re: Item 5.3
- 6.3 Email from GC Lucas and SM Ferber 8/4/22 re: Security and Speeding Traffic
- 6.4 Email from Brendan Jones 19/4/22 re above correspondence Item 6.3
- 6.5 Email from Sam Denny 19/4/22 re:QGM Minutes and Secretary Role (See Item 5.2)
- 6.6 Letter from Sharon Jack 23/4/22 re: Her Resignation as Co- Bar Manager forthwith
- 6.7 Letter from Bob Jack 23/4/22 re: His resignation as Co- Bar Manager and Licensee forthwith.
NB. RAC *The Chair acknowledged with appreciation the contribution that both Sharon and Bob had made to the smooth running of the Bar during their tenure, especially during Covid. Appreciation was also extended to all the Bar volunteers for their support of the remaining Bar Manager, Wayne, and for his taking on the position of Licensee.*
- 6.8 Email from Pat Charlwood re: Reinstatement as a member of the Residents' Association (See Item 5.5)
- 6.9 Letter from Lynda Peacock May 22 re: Problems with her Levies+Memo from Treasurer
- 6.10 Email from Sharon Jack 18/5/22 re: Outside Fairy Lights (See Item 5.4)

Motion:- that the inward correspondence be accepted and the outwards endorsed, moved by Wayne Collard, seconded by Kerry Jewell. Passed

7. Treasurer's Reports, for 2 months, April and May

Please view reports on next two pages

Motion That the Treasurer's reports be accepted. Moved Sue Day, Seconded Kerry Jewell. Passed

8. A. Bar Manager's Report

Attendances have varied since I last reported for reasons unknown at this point in time. It is obvious the move to cooler nights and what seems to be the incessant rain that just keeps seriously impacting numbers.

We are currently averaging 28 patrons on the Tuesday evenings and 64 on the Fridays with some marked variations for special occasions It was great to see 78 people turn up for the big raffle and make it the fun night it turned out to be.

As I invariably do at this point I would like to acknowledge the volunteer work of the bar staff and affirm our grateful thanks for their continued efforts. It should be noted that without their participation the bar would not be open and that is just too frightening to contemplate.

Our volunteers are:

Kerry Jewel	Steve Jacobsen	John Weeden	Carolynn Layman
Alan Curtis	Denny Birang	Bron Kennedy	Wayne Collard

Yes, we are blessed with these enthusiastic people who give freely of their labours. As I reported at that time we would like to see others consider a career in beverage management, crowd control, special tastings, food and snack sampling, customer relations and any efforts to this end will be supported wholeheartedly. Please feel free to contact us any time.

There are a number of events coming up so keep an eye on the bulletins that come out periodically and note that bar is there to assist where appropriate, not withstanding Liquour Licensing laws.

We gratefully acknowledge that just about all customers are returning their empty glasses to the bar – keep it up and many thanks for that.

Please consider the operation we have here and note it is a small bar facility and not a bank . Hitting us early in the evening with \$50 notes at the beginning of the trading severely tests our ability to meet comfortable money management predictions.

if you have any ideas on improving the service in any way please feel free to approach us. As they say there are no wrong ideas and we welcome change where it's appropriate.

Cheers

Wayne Collard, V 12, ph 5471 3792

NB, RAC comment. *Most important for all residents to know that persons under the age of 18 are not allowed in the bar area. Thank you.*

B. SOCIAL EVENTS - REPORT FROM SUE & GEOFF BARDEN JUNE 2022

The DJ Dance party held on 22nd April was a huge success and another event added onto an extended happy hour. Rick the DJ continued playing way beyond his paid 3 hours as residents were having a ball dancing the night away.

We suggest we book him for the Christmas Fest which will be held this year on 2nd December and also Friday, 19th August, if he is available. At \$250 this makes for a reasonable fun night.

Linen

I have organized with Sunfresh Linen to hire 10 tablecloths at \$8.30 each. I have done this through my work at Verano Resort. They will deliver prior to any event and pick up from Verano. I am seeking permission to order 10 for Saturday 11th June, the SandFlies event plus also any further events where tablecloths are required.

To add future ambiance to The Manor we are seeking up to \$200 to buy table lights and disco lighting. We can dim the harsh lights down around where the event is held, and I think, we all agree it would be much nicer to look into the eyes of someone with flattering lighting rather than the ageing lighting currently in place!!

The following events have been planned:

The SandFlies - Saturday, 11th June 2022

We are all looking forward to Saturday's event with the SandFlies at a reduced rate of \$500. They will be playing from 5.30 - 8.30pm. I have asked Wayne to open the bar at 5.00pm as we are sure residents will all arrive early.

Luke Krefts from Slow Smoked Barbecue has been booked to cater for this event with his food truck. The final number of residents booked is 77 including a couple of guests. Luke is charging \$25 for the two-course meal. We will require two wait staff and they are \$90 each, a total of \$180 for 3 hours. Washing up by Aveo kitchen will be required at a cost of \$166.80.

I have emailed Ann asking for one washing up staff and a trolley for the night at the minimum hours required.

Karaoke Night - Friday, 22nd July 2022

We have booked Paul for another Karaoke Night on 22nd July 2022 at a price of \$300 for 3 hours. This is an extended HH event and gives our lovely residents the opportunity to show off their singing talents.

Noosa Concert Band - Saturday, 6th August 2022

Noosa Concert Band has been booked for 6th August 2022. Price and timing to be confirmed. The bar does not usually make much money for this event so is it worth opening? RAC to advise.

Great Gatsby Night - Saturday, 10th September 2022.

Confirming Jason from One World Truck is booked and will be catering at a cost of \$35 per person for a two-course meal. Maurice Milani will be playing on the night at a charge of \$400. Washing up costs will be \$166.80. Decorations required will amount to approximately \$250.00.

The evening will start at 5pm and finish at 9pm.

NB. RAC motions

Christmas Fest on 02/12, DJ Rick booked at a cost of \$250. Moved Sue Day, seconded by Jan Corlett. Passed

Sandflys event, washing up was carried out by Belinda in the kitchen, Cost charged to RA.

Noosa Concert Band, Bar opening to be confirmed. Motion to approve donation of \$200 proposed by Kerry Jewell, seconded by Sue Day. Passed

Great Gatsby event. Motion to purchase table decorations up to \$250 was moved by Wayne Collard and seconded by Kerry Jewell

9. General Business

9.1 Motion That the lost microphone stand be replaced and microphone 2 be repaired at a total cost of \$449.90. Moved by Wayne Collard, seconded by Sue Day. Passed

9.2 Rejoin ARQRV Residents' Association Support Desk at a cost of \$90 in order to participate in Zoom meetings with other villages and representatives of the Regulatory Bodies Unaminously approved.

9.9 The application to the Commbank to install Tap and Go should be approved this next week. When operational the **Tap and Go system will be a dual system along with cash.**

Meeting closed at 11:34am. Acting secretary J Davies