

## AVEO PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION.

### Minutes of the Committee Meeting 9am Thursday 8<sup>th</sup> September 2022

#### 1. **Attendance & apologies:**

At 9am Chair Jan Corlett welcomed committee members John Davies, John Parsons, Kerry Jewell, Wayne Collard, Treasurer Sue Day and Aveo Community Manager- Cosimo Ronconi.

The Chair thanked John Parsons for kindly taking the Minutes.

#### 2. **Minutes of the previous meeting:**

The minutes from the previous meeting held on 9<sup>th</sup> June 2022 were confirmed as a true & accurate record. Moved John Parsons 2<sup>nd</sup> Wayne Collard.

#### 3. **Business arising from the previous meeting:**

Refer below to the report from the Peregian Springs Community Manager.

#### 4. **Community Manager's Report Cosi Ronconi**

**Ref 3.1 Window Blinds for the Bar and Stage Area:** CM to obtain quotes and options. Currently pending.

- **Ref 3.2 - Rectifications of Swimming Pool surround:**

The works have been completed at the section facing the Trees where the concrete slab was removed for safety reasons and replaced with rocks.



- Edging from the

extend the Pool View to the Community centre and outdoor area.

plants have been removed section facing the Manor to



- Rocks have been installed along the pool fencing and the existing plants repositioned nicely. We have received very positive feedback from residents about these works.



- Michael and the Gardener Team are currently working on the garden bed next to the outdoor sitting area and removing old plants. The following fruit trees will be planted in the area: 1 x Lemon tree, 1 x Lime tree, 1 x Orange tree and 1 x Grapefruit tree.



**Pool Heating:**

Billabong has replaced the Pool Heating pump and digital controller.



- The Pool heating system located on top of the Manor roof has a leakage along the pipelines and therefore we have not been able to operate it. See photo below. The original installer “Sunshine Pool Heating Pty” has been engaged to inspect and repair it, but the technician has been unable to attend so far due to health reasons. Cosimo has requested that the works are completed asap and prior to September 20<sup>th</sup> which SPH has agreed to.



- **Pool Lights:**  
Nicklin Electrical has replaced 3 x Underwater lights.  
Nicklin Electrical has ordered 5 x Bollard Lights to replace the old one around the Pool area.
- **Pool Furniture:**

Aveo has ordered new sets of pool furniture's which will be delivered over the coming weeks

- **Smoke Alarms:** The maintenance team has completed the replacement of the batteries for the smoke alarms in the villas.
- **Email Notifications:** Great response from residents this month, as per September, over 60% of residents have returned their forms to receive future village correspondence and monthly levies by email! Only 87 Residents are currently receiving printed correspondence.
- **Ref. 3.4 Volunteer insurance:**  
Aveo is currently liaising with the Insurer to provide this information.
- **New Exciting Event:**



The flyer is for the 'Aveo Sunshine Coast Tournament'. It features a photo of a person on a lawn bowls green. The text includes: 'LET'S PLAY!', 'Sep 22<sup>nd</sup> 2022 Lawn Bowls @ Aveo Peruvian Springs, 12pm Sausage Sizzle 12PM', 'RSVP: Fri 16th September', 'Next round date to be confirmed: Oct 2022', 'Table Tennis @ Aveo Lindray Gardens', 'SEPT 22<sup>nd</sup> 2022 12PM AVEO PERUVIAN SPRINGS COUNTRY CLUB LAWN BOWLS', 'The very first Aveo Sunshine Coast Tournament is back for Round 2', 'Each Village to participate with 2 Teams of 4 players each and join us for a full loaded day of fun, laughter, and the great opportunity to make some new friends!', 'Each village is hosting an event with the visiting team awarded a grand prize to be on display at the winning Aveo Village Community Centre.', 'BBQ Sausage Sizzle lunch will be provided from midday, with Lawn Bowls starting at 12pm. This fee will be open for drinks.', 'BOOKINGS REQUIRED: Book at your Aveo Reception, or email: contact@aveo.com.au'.

Kind Regards,

Cosimo Ronconi

3.2 Swimming Pool surrounds – refer photos in CM's report , agreed that overall a good result. A new pool heater pump and controller have been installed. Leak in roof pool heating recirculation system to be repaired by Sep 20

3.3 Garage Door Maint and Driveway cleaning- Garage Door maint to be reinstated onto a regular program and costs will be borne by the resident. Driveway pressure cleaning. CM is keen to have roadways and driveways cleaned . Will probably be a shared cost between residents and Aveo. JP and Kerry to prepare a proposal for RAC and CM to review. When ready CM will take to Body Corp.

New items from CM's report

Intervillage lawn bowls- Round 2 scheduled here on Sep 22, RSVP by 16 Sep, we require 12 players. RSVP to admin or email CM to register interest

Community Shed- the CM advised that a resident had requested Aveo to consider providing a community shed on our grounds. After discussion, it was resolved that any level of interest be gauged from residents before Aveo took any further action. A survey form would be distributed by the CM to assess the interest level.

Agenda item 6.3 ( Dog Bite Incident ). The CM addressed this matter while he was in attendance. He made the following comments:

- He has spoken to the offending dog owner and reinforced the rules about dog restraint etc

- Aveo cannot report incident to council, only the injured party

Upcoming resident survey- CM is keen to increase the participation rate in the resident survey and welcomes any ideas to assist.

CM left the meeting at 10.40am

#### **5. Outward Correspondence:**

- 5.1 Flying minute to RAC members re printer for RAC
- 5.2 Letter to Natalie Patterson re Aveo Systems and Processes

A motion was proposed that the outward correspondence be endorsed, proposed by John Davies and seconded by Sue Day. Motion carried

#### **6. Inward Correspondence:**

- 6.1 email from Natalie Patterson 31/8/22 re Aveo Systems and Processes ( see item 5.2, above)
- 6.2 email from Sue day re EFT for Bar- Events and Raffles
- 6.3 email from Sandi Ferber re Dog Bite Incident
- 6.4 letter from John Weedon re Bowls Trophy for Inter village contest. This was discussed and resolved that no bowls trophy would be provided by the RAC as AVEO has agreed to provide a perpetual trophy for the overall aggregate winner of the three sports ( bocce, bowls and table tennis) . RAC to advise John of outcome.

A motion was proposed that the inward correspondence be received. Proposed by John Parsons and seconded by Wayne Collard. Motion carried

#### **7. Treasurers Report (August 2022)**

Residents Association Report for August 2022										
Date	Pay Req	Detail	Main	Imprest	Bar Cash	POS	Sundry	Social Event	Bar	Library
	No		Account	Account	Takings	Tap & Go		Cash & EFT	Supplies	
		Balance C/F	\$6,960.23	\$3,000.00						
<b>DEPOSITS</b>										
05.08.22		BarBanking	\$785.65		\$498.05	\$287.60				
12.08.22		BarBanking	\$769.15		\$471.15	\$298.00				
19.08.22		BarBanking	\$592.50		\$472.00	\$120.50				
25.08.22		Bar Banking	\$165.00			\$165.00				
23.08.22		10 Birthday Drinks	\$30.00		\$30.00					
31.08.22		Bar Banking	\$593.65		\$524.65	\$69.00				
31.08.22		Raffle	\$120.00				\$120.00			
31.08.22		Great Gatsby \$35 x30cash	\$1,050.00					\$1,050.00		
31.08.22		Great Gatsby 30x\$35 EFT	\$1,050.00					\$1,050.00		
02.09.22		Great Gatsby 9x\$35 EFT	\$315.00					\$315.00		
03.09.22		Great Gatsby 3x\$35 EFT	\$105.00					\$105.00		
06.09.22		Bar Banking	\$381.00		\$300.00	\$81.00				
		<b>Total Receipts</b>	\$5,956.95		\$2,295.85	\$1,021.10	\$120.00	\$2,520.00	\$0.00	\$0.00
<b>PAYMENTS</b>										
10.08.22	383	Stationery-Dividers	\$9.95				\$9.95			
19.08.22	384	ARQRV RetLiving Guides	\$30.00				\$30.00			
20.08.22	385	Imprest A/c	\$1,492.76	\$1,492.76						
		Printer for RAC Social Use		-\$295.00			\$295.00			
		Dan Murphys		-\$1,176.76					\$1,176.76	
		Stationery		-\$21.00			\$21.00			
20.08.22	386	Bar Stock Woolies Coke	\$25.25						\$25.25	
20.08.22	387	Coles Chips	\$13.50						\$13.50	
23.08.22	388	Imprest A/c	\$528.80	\$528.80						
		Stationery-Rec&Rafflebooks		-\$17.10			\$17.10			
		Decorations		-\$115.00			\$115.00			
		GG Raffle prizes		-\$268.76			\$268.76			
		Chips for Bar		-\$55.00					\$55.00	
		Stationery -cardsRibbetc		-\$72.94			\$72.94			
23.08.22	389	10 Birthday Drinks	\$30.00				\$30.00			
27.08.22	390	Library Books	\$96.00							\$96.00
31.08.22	391	Imprest A/c	\$721.86	\$721.86						
		Dan Murphys		-\$693.90					\$693.90	
		Stationery		-\$27.96			\$27.96			
02.09.22		CBA Merchant Fee	\$23.17				\$23.17			
		<b>Total Payments</b>	\$2,971.29	\$3,000.00	\$0.00	\$0.00	\$910.88	\$0.00	\$1,964.41	\$96.00

Cash Book Bal. F/Ward	\$6,960.23
Plus Receipts	\$5,956.95
	\$12,917.18
Less Expenditure	-\$2,971.29
Cash Balance	\$9,945.89

Bar report at end of August 2022			
Bar Takings		\$3,316.95	
Opening Stock	\$3,426.52		
Plus Purchases	\$1,964.41		
Less Closing Stock	-\$2,467.75	-\$2,923.18	
<b>Cost of Sales</b>	\$2,923.18		
<b>Operating Profit</b>		\$393.77	

ASSETS	
Bank	\$9,945.89
Imprest	\$3,000.00
Bar Float	\$500.00
Bar Stock	\$2,467.75
<b>Total</b>	<b>\$15,913.64</b>

**Note from Treasurer**

Moving forward EFT can be used for Bar and Events but not Raffles. In future all money for raffles will be cash

A motion was proposed that the Treasurer's report be received, accounts paid be ratified and accounts presented for payment be approved. Proposed John Parsons and seconded Kerry Jewell.

## **8. Sub-Committee and Events Coordinators Reports**

### **Bar Manager's Report – Wayne Collard, delivered a verbal report.**

Main points

- No hot chips on Tuesday Happy Hours due to poor patronage
- Take away Meals will still be available at Tuesday and Friday Happy Hours
- Tuesdays Bar patronage still down- maybe because of cool weather
- Fridays still proving popular

### **Event Coordinators' Report:- Sue and Geoff Barden**

#### **RAC EVENTS REPORT FOR SEPTEMBER 2022**

##### **Noosa Concert Band**

The Noosa Concert Band was booked for 6<sup>th</sup> August but unfortunately had to cancel at the last minute as a third of the band had contracted Covid. We have now rescheduled the date to Saturday, 8<sup>th</sup> October 2022.

##### **Doggie Day**

We are propose holding the Doggie Day on Tuesday, 18<sup>th</sup> October and follow with the HH. We seek permission to offer one glass of bubbles for attendees. The event to commence at approximately 2pm.

##### **New Printer**

We have now purchased a new printer and we were able to print and deliver without delays. We can also print out flyers for the residents without emails. This has made the whole process quick and efficient.

##### **The Great Gatsby Night**

The Great Gatsby Night has been sold out and we have collected the money by Eftpos and cash 77 including Cosi and his family. We have taken 41 Cash payments and 34 residents paid by EFT. We commenced operating tap and go for The Great Gatsby Night dinner plus the raffle tickets for the raffle that will be held on the night. However, in future to avoid confusion, raffle tickets will only be available for purchase by cash

##### **Melbourne Cup Day**

Jason from One World Catering has been booked at \$25 per person. There is no entertainment required for the day. The decorations that were purchased last year are suitable for this year.

We will require 2 x waitstaff @ \$180.00 plus the washing up costs approximately \$150 as I am not sure if a surcharge is applied for public holidays. Tablecloths are \$8.50 for hire (approx.). \$100 approx. for miscellaneous items will also be required (napkins etc).

##### **New Year's Eve**

Maurice Milani was verbally booked last year at the same rate of \$1000.00. We seek your permission to confirm this.

Geoff has started to compose the Events Newsletter. We suggest that this will only be emailed out to residents to save money on printing costs. This way advertising of future events will go out to all the residents in a timely manner. Residents will be given the opportunity to add items of interest plus, new books bought by the RAC can be advertised, a draft copy is attached. Your thoughts please.

### **Discussion on Event Co-ordinators' report**

Doggie day- event to commence at 3pm, Bar open at 3pm for purchase of drinks.

Melbourne Cup day – 2 course meal to be \$30 per resident and \$35 for visitors. Sue and Geoff will source an alternative caterer other than One World Catering. RAC allocated \$50 for sundries for the day.

New Years Eve- Event Co-ordinators to be requested to look for alternate entertainment providers eg , DJ, Juke Box Hire or other Artist as the cost of \$1,000 for Maurice is too expensive. Residents to provide their own food, but as the Bar will be open no BYO drinks.

The mock up RAC Review by Geoff Barden was extremely well received, and Geoff congratulated on a well put together production.

### **9. General Business**

9.1 Resident Handbook update- resolved to be held over until next year

9.2 October QGM – confirmed for October 25<sup>th</sup>

9.3 Skip Bins: 2 Skip Bins to be provided between 7-17<sup>th</sup> October.

9.4 Aveo Organisation Chart- CM will provide

9.5 Remembrance Day. Approval was given to spend up to \$450 for a wreath and morning tea. The Chair to contact Chef Ann to provide the morning tea, and to organisa the purchase of the wreath.

9.6 Audited Aveo Financials- after discussion it was resolved to prepare some questions for Natalie Patterson on this matter when she meets with the RAC. Date to be arranged.

The next RAC will be held on Thursday 10 November, 2022. (Friday being Remembrance Day)

Being no further business the meeting closed at 11.55am.

