

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Committee Meeting Friday 12th May 2023 - Minutes

Meeting opened at 9:00am at The Manor, 21 Gracemere Blvd, Peregian Springs

1 Attendance and Apologies

In Attendance: Jan Corlett (Chairperson), Richard Fullford (Secretary), Sue Day (Treasurer), Wayne Collard, John Davies, Kerry Jewell, Paul Davis (Assistant Community Manager)

Apologies: John Parsons

2 Confirmation of Previous Minutes

Richard Fullford advised that there was an error with the date in the heading of the previous minutes. The month is amended to April.

Sue Day moved that the previous minutes as amended be accepted.

Richard Fullford seconded.

Passed.

3 Business Arising from the Previous Minutes

3.1 Window Blinds for Bar and Stage Area: Paul Davis

See Community Managers Report at Attachment 1 and Item 4.1 below.

3.2 Shading the Pool Seating Area: Paul Davis

See Community Managers Report at Attachment 1.

3.3 RAC Electronic Communications: Richard Fullford

Richard advised that the rapscc.secretary@gmail.com address was in constant use. The main issue remains that BigPond deciding our mass mailouts are spam and particular care needs to be taken with making contact less spam-like. The Event Managers were now passing him event notifications for distribution to the mailing list.

4 Community Manager's Report: Paul Davis

The full report is at Attachment 1 to the Minutes with additional discussions below. Paul was also present for Items 9.1 and 9.2.

Paul left the meeting at 9:51am.

4.1 Window Blinds for Bar and Stage Area

Sue Day advised that the final payment had already been made.

4.2 Vetting New Residents and Carer Support to ILU Residents

John Davies raised concerns about the health of new ILU residents and that Aveo's decisions on accepting their applications was overloading the carers particularly at weekends.

Paul Davis made the following points:

- Carers activities were logged.
- The Community Manager did have the final say on accepting new residents and considered their capacity to live independently.

It was noted that people's health does deteriorate well after they have entered the village and that was a significant source of Carer support to ILU residents.

Sue Day suggested that the Carer workload be discussed during budget deliberations to ensure that residents are not burdened with paying for inadequate incoming resident assessments.

4.3 New Resident Procedures

Kerry Jewell asked about the procedure for introducing new residents to the village. Paul agreed that circumstances sometime prevented a proper process for new residents but that he was doing more work on improving and further developing the process.

The meeting also considered updating the Residents' Association Residents' Handbook which would be discussed at a future meeting.

5 Outward Correspondence

Nil.

6 Inward Correspondence

6.1 27 Apr 23: Email Sue Barden on Manor Improvements

See Item 9.1.

6.2 30 Apr 23: Email Steve Hill to BCC on Gardening

Email was to Body Corporate Committee and RAC was cc. Steve's concerns are noted.

6.3 30 Apr 23: Email Steve Hill to BCC on Water Rates (RAC is CC)

Email was to Body Corporate Committee and RAC was cc. Steve's concerns are noted.

6.4 2 May 23: Letter Aveo Chief Risk Officer on New Insurance Arrangements.

While insurance arrangements were a Body Corporate matter, Richard Fullford advised that the RAC had received a letter for our information summarising the new approach Aveo was taking with insurance. In summary:

Aveo, with their brokers, Aon, is changing their approach to insurance using a Member Protection Fund which involves a protection cost that is allocated between two components - one that goes directly to the insurer in the form of a typical premium, and the other a contribution that is aggregated into a mutual fund. The latter is then used to fund claims of lower values, meaning effectively "self-insuring" for those events. Higher value items get passed to the insurer under placed coverage.

The Fund operates according to a set of Scheme Rules and is governed by a Product Disclosure Statement. The Fund is independently administered in favour of the members. The premium payable is reflective of each village's own performance and risk factors.

As a majority of claims are typically small in magnitude they can be managed directly by the Fund. Those events are "self-insured" and the insurer doesn't need to pay out. This improves our loss ratio position from the insurer's standpoint.

Aveo intends commencing the new arrangement from 1 June 2023.

6.5 5 May 23: Email ARQRV Support Desk Membership Invoice

John Davies moved that \$90 payment be approved.

Wayne Collard seconded.

Passed.

John Davies moved that Inward Correspondence be accepted.

Wayne Collard seconded.

Passed.

7 Treasurer's Report: Sue Day

The Financial Account is at Attachment 2 to the Minutes.

Sue highlighted the following:

- The Draft budget for 2023/2024 will be looked at and discussed by your Sub Finance Committee and Management very soon. This should be at the end of May when Cosi our Community Manager, returns from Italy.
- \$200 of the Bar Float has been re-banked as the success of Tap & Go means it is no longer necessary.
- The invoice for the morning tea on ANZAC Day had not yet been received.

Sue also commented on Cosi's great understanding of the village budget's idiosyncrasies. He has achieved this in a very short space of time. Our budgets are both complex and complicated. However, Cosi is always willing to take the time to have that solid grasp of what is required here at Peregian Springs. He is a pleasure to work with.

This was reiterated by the rest of the committee.

Sue Day moved that the Treasurer's Report be accepted.

John Davies seconded.

Passed.

8 Sub-Committee and Working Party Reports

8.1 Bar Report: Kerry Jewell

As Bar Coordinator, Kerry Jewell advised that the new bar arrangements were working (see Item 9.3) and that the Happy Hour the previous Friday had seen exceptional trading.

8.2 Social & Events Report: Sue and Geoff Barden

Proposed Elvis & Buddy Holly Night – 26th July 2023

At Item 5.1, Sue Barden proposed:

"The Kings" are a tribute band of the 50s that we would like to book for a concert here at Peregian Springs Country Club. They mainly play at retirement villages, and we think would go down very well with many residents.

On average we have between 75 and 80 residents booking each dinner dance event we put on.

There are three options, and we think the second option Elvis & Buddy Holly would be an excellent choice. Three hours will cost us \$850 and if we charge the residents \$10 entry, the fee will be more or less covered. Residents can bring their own nibbles.

The other option is to ask Ann to produce a casual sharing platter (i.e. sausage rolls, meat pies, sandwiches, etc) and charge the residents \$20-\$25 depending on Ann's charge.

We will not need any decorations but perhaps tablecloths @ \$8.80 per table.

We would ask the bar to open on the night and of course, residents can dance if they wish.

After discussion the committed decided to support the event, but in order to allow bar volunteers to fully participate, the event should be BYO drinks and nibbles which worked successfully for the New Years Eve event. Sue Day advised that payment of the balance would be made the day after the event.

John Davies moved that the Event Managers are authorised to spend up to \$300 for deposit and tablecloths.

Kerry Jewell seconded.

Passed unanimously.

9 General Business

9.1 SAAC Performing Arts Centre and Administration Building

Richard Fullford advised that at the Body Corporate Chair, Pat Bowen's invitation he accompanied Pat to a meeting with Chris Ivey, St Andrew's Anglican College Principal and Paul Blair, the College's Project Manager to discuss the construction of the new Performing Arts Centre and Administration Building on the site of the car park between the College's entrance road and the Aquatic Centre.

Richard showed the meeting the outline plans and 3D renderings that Paul had provided. It is an imposing building, but the design does minimise the overlook to Peregrin Springs Country Club residences. Nonetheless there is certain to be a noise impact during construction and on the views from some residences on Yarran Rise.

At the time of the meeting Council approval had not been received but was expected in the next week or two. Construction is planned to commence in November 2023 and continue for 15 months.

The College wants to keep our community informed of their plans and were enthusiastic about an opportunity to present to a meeting at The Manor organised by the Body Corporate Committee, probably mid-June.

9.2 Improvements to the Manor

At Item 6.1, Sue Barden proposed:

I am keen to add a splash of colour and an overall cohesive look to The Manor. I have attached a document with some ideas. I am suggesting we purchase 20 cushions from Pillow Talk which have been reduced from \$39.95 down to

\$9.95 each. A total of \$200 plus two ceramic pots with indoor plants and soil at \$100.00.

Bron & Archie Kennedy and Geoff & I are willing to move the lounges around so we can mix and match the plain lounges with the patterned lounges for an improved look.

I have found some great pictures which can be hung up in The Manor which will add to the design.

We would be grateful if the RAC would consider giving us \$300 to make these improvements.

Wayne Collard moved that Sue Barden be authorised to spend up to \$300 for improvements as described.

Sue Day seconded.

Passed.

10 Proposed Dates of Upcoming Meetings

Monthly RAC: 9:00am 9 Jun 23, 14 Jul 23, 11 Aug 23

QGM/AGM: 2:00pm 25 Jul23

QGM: 2:00pm 31 Oct 23, 30 Jan 24, 30 Apr 24

Meeting closed at 10:24am



Jan Corlett
Chairperson
15th May 2023



Richard Fullford
Secretary
rapscs.secretary@gmail.com

Attachment 1 – Community Managers Report



Resident Association Committee – Managers Report

Friday 12th May 2023

- **Ref. 3.1 – Window blinds for the Bar and Stage area:** Peregian Blinds and Curtains has submitted the invoices for the approved works:
\$2,778.60 Aveo payment made as 1st deposit. Peregian blinds in process of ordering material to complete.
\$674.30 will be paid by RAC on work completion.
- **Pool Shade Cloth:** Aveo has advised that the Capex request for a new Shade Cloth has been moved early 2024. This will allow the time to consider further options in terms of size required and to obtain new quotes.
- **Garage Door Maintenance and Driveway Cleaning:** As discussed at the last meeting, Allan, the onsite Maintenance person, is progressively visiting all residents, offering to check the correct functioning of their garage door and will advise if any professional maintenance is required. Allan is also available to pressure clean villa's driveway upon resident's request and subject to his availability.
- The cost to pressure clean one driveway is approximately \$ 45.00 (includes 45 minutes cleaning) the charge will be adjusted depending on the actual time spent in each driveway and will be on charged on the Resident levies.
- **Village Activities:** We have reached out to Coolum Theatre Players Inc in regards to any offerings they may have for performances at the village and are awaiting their reply or alternative contacts to reach out to. Coolum Police are organising a day this month to do a presentation on computer scams and how to deal with them. Information will be sent out regarding this very soon and should be worthwhile for anyone in the community who wishes to attend.

Kind Regards,

Paul Davis
Assistant Community Manager
Aveo Peregian Springs

