

## PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

### Annual General Meeting (AGM) Tuesday 25<sup>th</sup> July 2023 - Minutes

Meeting opened at 3:20pm at The Manor, 21 Gracemere Blvd, Peregian Springs

#### 1 Attendance, Apologies and Receipt of Proxies

Residents in Attendance:..... 96

Apologies: ..... 14

Proxies: ..... 5

**Secretarial Note:** The quorum for an AGM is 35% of residents. There are 271 residents meaning the quorum is 95 so this meeting reached a quorum.

#### 2 Confirmation of Minutes of Previous Meeting

*Hilary Warburton moved that the previous minutes as amended be accepted.*

*Bronwyn Kennedy seconded.*

*Passed*

#### 3 Business Arising from the Minutes

None.

#### 4 Ballot for Committees: Jan Corlett

##### 4.1 Confirmation of Returning Officer

Since a ballot was not required a Returning Officer was not required. Jan thanked John Weeden for agreeing to perform the task.

##### 4.2 Announcement of Uncontested Committee Positions

Three of our longstanding committee members did not renominate. I would like to express my sincere thanks to Wayne Collard, John Parsons and Kerry Jewell for their outstanding contribution not only to the RAC but to the Village in general. Their ongoing support has been invaluable. Wayne remains as the Bar Licensee and Kerry as the Bar Co-ordinator, taking on this role as Wayne resigned as Bar Manager due to health reasons. The correct decision as I'm pleased to report that his health has significantly improved. Our thanks to John Weeden, who once again stepped into the breach as interim Bar Manager until the situation was resolved, with Kerry taking up the role as Bar Co-ordinator and Bob Jack as Bar Stock Controller.

As there were no more nominations for committee membership on the RAC than nominees, a ballot was not necessary so the following appointments to the RAC are confirmed:

- Executive positions:
  - ◆ Chair: Jan Corlett
  - ◆ Secretary: Sue Day
  - ◆ Treasurer: Richard Fullford
- Ordinary Committee Members:
  - ◆ John Davies
  - ◆ Graeme Pinniger

The Chair expressed our grateful thanks to Sue who has been an outstanding Treasurer. She has saved residents many thousands of dollars during her tenure. She fully deserved her nickname of the Tenacious Terrier!

#### **4.3 Nominations from the Floor**

There were two vacancies remaining and the Chair requested nominations from the floor:

- Jan Trethewey was nominated by Jan Corlett and seconded by Richard Fullford.
- Judy Wrigley was nominated by Karen Wright and seconded Peter Wright.

Both have accepted the nominations.

Secretarial Note:

#### **4.4 Sub-Committees**

Welcome back to:

- Bar Co-ordinator: Kerry Jewell
- Bar Stock Controller: Bob Jack
- The Joint Social/Events Sub-committee Co-ordinators: Sue and Geoff Barden.

Welcome to Sheila Hooper as the Residents' Kitchen Co-ordinator.

The Chair noted that new residents may not be aware that the Resident' Kitchen in the Manor is just that - a residents' kitchen - for the use of all residents. We just ask that if you use it, you clear away and leave it as you would wish to find it. Cleaning materials etc are located underneath the sink.

## **5 Chair's Report QGM July 2023: Jan Corlett**

This year once again we have had a few changes to our Village Management. Paul Davis joined us as Assistant Community Manager, much to Cosi's relief. We said a sad farewell to Jemma, our admin assistant, who returned to Tassie with her daughter, Marley-Rose, to be with her family. Meg joined us as her replacement but sadly she returned to the UK for family reasons, but we are hopeful she will be returning and joining the Aveo Care staff.

We are now looking forward to some stability in our management structure and the ability to move onwards and upwards as we continue to liaise with Aveo management to achieve the best outcomes for our residents.

Nole Beardwood works closely with us at Peregian Springs since he was promoted from Community Manager two years ago to Regional Manager, and since last year has been promoted from Regional Manager to now State Operations Manager.

I would like to thank my extremely hardworking committee for all their efforts over the preceding twelve months in some very trying circumstances. Not least of which was the Aveo Class Action Court Case.

I would also like to pay tribute to the to the volunteer Bar staff and our Events Co-ordinators, Sue and Geoff Barden. The Bar staff do a wonderful job keeping us refreshed, at Happy Hours and during the various events and social activities organised by Sue and Geoff held throughout the year. The next social event is the Kings of the Fifties being held tomorrow evening.

## **6 Annual RA Treasurer's Report: Sue Day**

### **6.1 Financial Statement**

See the Residents' Association Financial Statement attached at the end of the Minutes.

### **6.2 Report**

I have been Treasurer for 5 years and faced a few hurdles and challenges during that time. I know I have made a difference and leave this position in good shape. I speak of the Residents' Association funds and its administration/accounting. Secondly, the majority of village budgets, all except the Body Corporate budget. I have diligently looked after these budgets that affect all of us, regarding the fees we pay in our levies. I have been lucky to have the help of a great Sub Finance team, in conjunction with Aveo Management team.

As far as the Residents Association Funds, I have over time managed to eventually bring us into the 21st Century. That is both with Internet Banking and an EFTPOS machine at the bar. Cash is now not our preferred payment method. However as

long as it is legal tender, it will of course be accepted. However, becoming harder to access from banks.

The Residents Association Finance Sub Committee look after the following village budgets:

- General Service Funds (GSF) for Serviced Apartments (SAs)
- GSF for Independent Living Units (ILUs)
- Maintenance Reserve Funds (MRF) for Leasehold SAs
- MRF for Leasehold ILUs
- MRF 183 and MRF 134.

I leave all these budgets in better shape than I found them in when I took over the position of Treasurer in 2018.

We have had balanced budgets for the past few years and moderate increases in fees and charges. Our biggest achievement by far was persuading Aveo to write off the awful Leasehold Deficit I inherited. If that had not been done that deficit would probably still be part of current calculation of fees and charges by brand new leasehold residents. The amount was \$75,000.

It is time for new blood and even better ways to do the job of the Residents' Association Treasurer. Richard Fullford will be brilliant.

### **6.3 Discussion of the Report**

Hilary Warburton asked if we could return to having Skip Bins provided for bulky rubbish rather than just once in October. Jan advised that it would be something for the new Committee to discuss, but reminded everyone that the reason for one visit was people placing rubbish in the bins that was specifically excluded, especially recyclables and mattresses.

David Gordon asked whether the windows near the pool table could be tinted. Jan advised that the plan was to install curtains those windows in the near future.

## **7 Special Resolution - Amendment to Constitution**

That paragraph 6.3.2 of the Residents' Association Constitution be amended to read:

"Expenditure must be endorsed by the Treasurer and counter signed by one Executive member."

*Sue Day moved that the Residents' Association Constitution be amended as described.*

*Richard Fullford seconded.*

*Passed unanimously*

**8 General Business**

**8.1 Serviced Apartment (SA) Representation on the RAC**

John Davies expressed the view that having interest from SA residents to serve on the RAC was welcome.

**9 Date and Time of Next AGM**

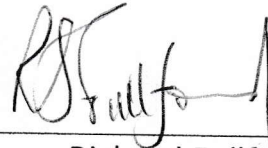
To be advised by the incoming Residents' Association Committee.

**Meeting closed at 3:44pm**



---

Jan Corlett  
Chairperson  
6<sup>th</sup> August 2023



---

Richard Fullford  
Secretary  
rapscs.secretary@gmail.com

## Attachment 1 - Peregian Springs Country Club Annual Treasurer Report Covering July 2022 to June 2023

### Expenditure

Bar Supplies	\$31,108.60
Library Books	\$1,160.00
Liquor License	\$753.70
Social Events	\$16,351.31
Stationery	\$1,382.42
CBA Merchant Fee	\$463.78
2 Skip Bins	\$950.00
Misc Expenses	\$2,532.50
Bar area Curtain	\$674.30
<b>Total Expenditure</b>	<b>\$55,376.61</b>

### Income

Bar Takings Cash	\$22,090.15
Bar Takings EFT	\$22,035.56
Social Events	\$13,105.00
Sales Incentive	\$950.00
Misc Income	\$2,113.00
Rebank Bar Float	\$250.00
<b>Total Income</b>	<b>\$60,543.71</b>

**Net Profit** **\$5,167.10**

Balance end of June 2023	\$14,658.79
B/F 1st July 2022	-\$9,491.69
	<b>\$5,167.10</b>

### **Residents' Association Assets**

Main Bank a/c	\$14,658.79
Imprest Bank a/c	\$3,000.00
Stock take	\$3,700.74
Bar Float	\$250.00
Accrual (Aveo for events not yet paid)	-\$2,500.00
<b>Total Assets</b>	<b>\$19,109.53</b>