

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Committee Meeting Friday 8th December 2023 - Minutes

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

1 Attendance and Apologies

In Attendance: Jan Corlett (Chairperson), Sue Day (Secretary), Richard Fullford (Treasurer), John Davies, Graeme Pinniger, Jan Trethewey, Judy Wrigley, Paul Davis (Assistant Community Manager), Nole Beardwood (State Manager Operations)

Apologies: None

Nole was welcomed to the meeting by Chair, Jan Corlett.

2 Confirmation of Previous Minutes

John Davies moved that the previous minutes be accepted.

Richard Fullford seconded.

Passed.

3 Business Arising from the Previous Minutes

3.1 Shading the Pool Seating Area

Exciting news from Nole Beardwood that Aveo have approved \$25,00 in the Capex budget for Shading in Pool Seating Area for calendar year 2024. Quotes can now be sought in the New Year by the Community Manager.

3.2 Village 20th Birthday Party

See Community Managers Report at Attachment 1 and refer to Item 9.5.

3.3 Update of the Residents' Handbook

John Davies has worked with Graeme Pinnegar to complete this task. Final version will be approved and distributed in the New Year. Chair, Jan Corlett thanked John, Graeme and Treasurer Richard for all their dedicated hard work, then suggested a vote on whether local maps should be included.

For: 1, Abstain: 1, Against 5. Hence only the village map to be included.

3.4 Bocce or Pétanque for Residents

Relates to Item 6.1.

Nole Beardwood made mention that Sam Denny had reached out to him regarding a Pétanque/Bocce Court. The Committee agreed that when quotes and proposal are available committee will consider further. John Davies commented that it is good to see residents participating in fundraising for this project. His comment was fully endorsed by Chair Jan.

4 Community Manager's Report

The full report is at Attachment 1 to the Minutes with additional discussions below. Nole and Paul were also present for Items 3.1, 3.2, 3.4, 9.1, 9.2 and 9.3.

Nole and Paul the meeting at 9:50am.

5 Outward Correspondence

5.1 23 Oct 23: Email Isabel Burnett to increase library funds.

5.2 23 Oct 23: Email to Megan Bishop agreeing to buy her backdrop.

Richard Fullford moved that the Outward Correspondence be endorsed.

Judy Wrigley seconded.

Passed.

6 Inward Correspondence

6.1 03 Dec 23: Email Sam Denny Pétanque Report - discussed at Item 3.4.

John Davies moved that the Inward Correspondence be accepted.

Graeme Pinniger seconded.

Passed.

7 Treasurer's Report: Richard Fullford

The Financial Statements for October and November are at Attachment 2 to the Minutes.

Richard highlighted the following:

- There are two reports this month because there was no meeting in October.
- Our assets fell in October because spending was high, particularly with the skip bins and a slow month in the bar; and in November because of the Known Debts.
- We have to be careful looking at what constitutes "liquid assets". Better to see it as funds in the Main A/c LESS Known Debts. The other assets are working capital (Imprest A/c & Bar Float) and stock. After November this means we have under \$10,000 available.

- While it looks like we have recovered in the Main A/c somewhat in November note that:
 - ♦ We have not yet been invoiced for Melbourne Cup Day and Remembrance Day.
 - ♦ We have collected for the Christmas Fest but have also not been invoiced for the meal and entertainment for that either.
 - ♦ Estimates for these payments is included under Known Debts to compensate.
- Un-deposited bar funds are included in the Bar Reconciliation so that we get a true picture of the bar's profit and loss. These funds then appear in the next month's Deposits.
- The cash to EFTPOS ratio was down in November and Richard is hoping that this is not a trend. Some of that might be due to several cash payments "across the bar" for birthdays etc.
- The Xmas Raffle did very well thanks to Hazel Birang and all her helpers. In addition to the \$786 in the November report we have received an additional \$225 this month totalling just over \$1,000.

Richard Fullford moved that the Committee record a vote of thanks to Hazel, Desolie Gleeson, Pam Hone, Leonie Quint and Denny Birang for the success of this year's raffle.

Jan Corlett seconded.

Passed unanimously.

Richard Fullford moved that the Treasurer's Report be accepted.

Judy Wrigley seconded.

Passed.

8 Sub-Committee and Working Party Reports

8.1 Bar Report: Kerry Jewell

Resident numbers at Happy Hour in recent weeks has been encouraging as we have even exceeded 50 attendees on more than one Tuesday evening.

The weather has improved and sitting outside is back in "vogue".

The idea of having a "pat a pooch" day once a month was a great initiative. On that Tuesday evening we had the largest numbers we have experienced for a long time. Thank you to Geoff & Sue for putting forward great ideas.

We continue to encourage residents to do the course and join us as volunteer bar staff, we do actually have fun.

The volunteers bar staff continue to thank Bob Jack for his support.

As I have said previously, if you haven't joined us yet for a Happy Hour give it a go, I'm sure you won't regret it.

8.2 Social & Events Report: Sue and Geoff Barden

Christmas Fest - Wednesday, 6th December 2023

We have changed the booking we made with Kerrie O'Keefe and have booked Liam Griffin at \$330.00 for 3 hours for the Christmas event to commence at 5.30pm. We were unable to book anyone else but Kerrie for Australia Day so hence the change. There has been a lot of disappointment this year as so many residents missed out on booking this event as it sold out in 24 hours. Hopefully, we can change the Christmas party for next year. Maybe cocktail style or a buffet. We would suggest a meeting with Cosi in the new year so we can improve things for all residents. Also, perhaps residents only for the more popular events. Your thoughts would be appreciated. Please send your suggestions to Chair Jan Corlett who is collating them.

New Year's Eve - Sunday, 31st December 2023

NYE is all booked as agreed and will be totally BYO - food and drink with the duo Better Together commencing at 5.00pm to 9.00pm. We require \$150 for NYE decorations for the room.

Jan Corlett moved that up to \$150 be approved for NYE decorations.

Seconded by Graeme Pinnegar.

Passed

Trestle Tables

We request the purchase of four more trestle tables to match the ones we already have. This will enable us to put out more tables for not only NYE but any further BYO or larger events we hold in the future. The tables are from Bunnings at a price of \$125 each.

Jan Corlett recommended that five trestle tables be purchased.

John Davies moved that up to \$625 be approved to purchase five trestle tables.

Seconded by Judy Wrigley

Passed.

Australia Day - Friday, 26th January 2024

We suggest this year that we commence the Australia Day celebrations at 4pm, as it's really getting too hot for lunch time events, and this should help Kerry Jewell with bar staff. We have booked Kerrie O'Keefe commencing at 5.00pm to 8.30pm @ \$350.00. Plus, we have booked the Lions Club for Australia Day with a donation

from the RAC of \$300.00. We intend to purchase the sausages this year from the local butchers and offer bread and bread rolls from the baker, or if preferred, the onions and rolls from Ann. Geoff is happy to make us his delicious coleslaw. We require up \$150 for decorations which include plastic tablecloths, napkins, and paper plates. At this stage we do not have a quote for the food, but we would suggest that charging \$15 for residents and \$20 for guests will be sufficient.

John Davies moved that a total of up to \$800 be approved for the band (\$350), Lions Club donation (\$300) and decorations (\$150).

Seconded by Graeme Pinnegar.

Passed.

Costs for food will be discussed when numbers are known.

Once again, we thank all members of the RAC for your greatly appreciated ongoing support.

Melbourne Cup Day - Tuesday, 7th November 24

Judy Wrigley thanked Jan Trethewey & Maggie Duncan for doing the sweeps on Melbourne Cup Day. She said it flowed really well with no waiting or queues.

9 General Business

9.1 Aveo Wi Fi current situation in the Manor

Currently Wi-Fi in the Manor is not as good and user friendly as it might be. Quite a discussion ensued led by Richard Fullford who is an experienced and highly qualified person in this field. Nole Beardwood said other villages had made the same comments. This is currently a work in progress with Aveo Management.

9.2 NBN Upgrade in the Village to Fibre to the Premises (FTTP)

Richard Fullford led a brief discussion on this topic. By way of explanation:

- NBN connections in the village, at least for the ILUs, are Fibre to the Node (FTTN) where the last link from the NBN node to each building is copper. This causes performance and reliability issues.
- The Federal Government has been funding NBN to upgrade these old FTTN connections to FTTP, where the optical fibre is all the way to the premises. Peregian Springs is one of the suburbs where this program is available, and Richard had been constantly checking to see if/when he could get his link upgraded to FTTP. When checking recently, instead of just telling advising an upgrade was not yet available, it said "Unfortunately, we can't upgrade you under this program. However, you may be able to connect to full fibre over FTTP through another program for strata managed buildings".

- Richard advised that this is an issue for the Body Corporate and Aveo, due to the strata title in the village. He had raised it to them through the Community Manager.

Nole Beardwood said it had been discussed at the last Body Corporate Committee meeting. This is a complex and technical area with possible financial implications. Aveo had agreed to take carriage of the issue.

The RAC will keep all village residents informed as to progress.

9.3 Music in the Manor and Cost

The background music in the Manor plays daily. To be able to play music to public areas and be compliant with copyright, the residents pay a fee in our General Services Fund (levies). However, as it has come to the notice of various people, many advertisements are now included in the free service we use for the music itself. A solution without ads and with no additional cost has been found by Jan Trethewey. Jan will work with Trevor Davis, our resident sound person, to put together the new system.

9.4 Microphones in the Manor

John Davies said one of the village microphones has sadly come to the end of its days, do we buy another one? They are quite costly. A discussion then ensued about how old and antiquated our Manor technology is for many items, sound being one of them. It was decided to set up an appropriate Working Party in 2024 to ascertain what we have and what we need. Much of the equipment is as old as the village.

9.5 Any Other Business

Chair, Jan Corlett announced a Village 20th Birthday Party to be held at 5pm on 23rd February 2024. The invitation will be from both the Residents' Association and Aveo who are jointly funding and organising.

All Village Residents will be invited.

As exact numbers will be required, RSVP will be imperative. More details are to follow with times, dates etc. This will be a very large party and will be well attended so if we cannot get sufficient volunteers to help with all aspects, the party will not go ahead. The invitations have been printed and will be delivered to each resident's letterbox after Christmas by Chair Jan Corlett and Secretary Sue Day.

Costs will be shared between Aveo and the Residents' Association

John Davies moved that up to \$3000 be approved to cover the Residents' Association responsibilities.

Seconded by Judy Wrigley.

Passed.

10 Proposed Dates of Upcoming Meetings

Monthly RAC: 9:00am 12 Jan 2024

QGM: 2:00pm 30 Jan 2024

Meeting closed at 11:00am

Jan Corlett
Chairperson
11th December 2023

Sue Day
Secretary
rapscs.secretary@gmail.com

Attachment 1 - Community Managers Report



Friday 8th December 2023

- **Ref 3.1 - Pool Shade Cloth:** Aveo has advised that the Capex request for a new Shade Cloth has been moved to early 2024. This will allow the time to consider further options in terms of size required and to obtain new quotes.
- **Ref 3.6 - Peregian Springs Country Club 20th Birthday Party:** We, together with the Residents Association are working on organising a Celebration Party in February 2024.
- **Night Carer Room:** With the Serviced Apartments being nearly at full occupancy, Aveo is arranging the relocation of the Night Carer room from SA 215 to the service room on Level 2. Aveo has arranged and paid for the replacement of the window with the approval of the Body Corporate
- **Nurse and Doctor Room:** As approved at the last meeting, a new office area for Nurse staff has been created outside the Doctor room. Aveo has funded this upgrade. The folding tables have been stored in the chair's storage area and the plastic chairs have been stored in the Airconditioning room.
- **Reception Office:** As approved at the last meeting a new office area for Care staff has been created at reception by extending the back plaster wall. The plaster wall has 4 key boxes built in to improve the village key storage system and provide better accessibility in case of emergency.

Kind Regards,

Paul Davis
Assistant Community Manager
Aveo Peregian Springs

Attachment 2 - Residents' Association Account Statement

Residents' Association Financial Statement - October 2023

Date	Pay Req No	Detail	Main Account	Imprest Account	Bar			Social Events	Library	Sundry
					Takings	Stock	Expenses			
		Balance Brought Fwd	\$15,099.78	\$3,000.00						
		DEPOSITS								
		Bar Deposits								
		EFTPOS	\$2,232.00		\$2,232.00					
		Cash	\$683.70		\$683.70					
		Social Event Deposits								
		EFTPOS	\$1,135.00				\$1,135.00			
		Cash	\$430.00				\$430.00			
		Total Receipts	\$4,480.70	\$0.00	\$2,915.70	\$0.00	\$0.00	\$1,565.00	\$0.00	\$0.00
		PAYMENTS								
		CBA Monthly A/c Fee	\$82.88							\$82.88
		Bar Purchases & Misc.								
	503	Noosa Wholesalers		\$57.51			\$57.51			
	504	Dan Murphys & Coles		\$1,783.23		\$1,773.23	\$10.00			
	512	Dan Murphys & Coles		\$1,129.21		\$1,129.21				
	506	Library Books	\$84.00						\$84.00	
		Other								
	498, 502 & 509	Stationery Supplies	\$38.20	\$179.33						\$217.53
	499	Bollywood Ni Catering	\$2,030.00				\$2,030.00			
	500	Noosa Concert Band	\$300.00				\$300.00			
	501 & 505	Superior Skip Bins	\$2,280.00							\$2,280.00
	507	Stage back drop	\$100.00				\$100.00			
	508	Xmas Raffle prizes	\$400.00							\$400.00
	510	Xmas Party Supplies		\$148.16			\$148.16			
	511	Melb Cup Function Supplies		\$21.74			\$21.74			
	513	Residents' Kitchen Supplies		\$9.45						\$9.45
	514	Medical for Bus Licence		\$198.99						\$198.99
		Transfers to Imprest A/c								
14-Oct		502 to 504	\$1,948.13	-\$1,948.13						
31-Oct		509 to 514	\$1,579.49	-\$1,579.49						
		Total Payments	\$8,842.70	\$0.00	\$0.00	\$2,902.44	\$67.51	\$2,599.90	\$84.00	\$3,188.85
		Balance Carried Fwd	\$10,737.78	\$3,000.00						

Starting Balance	\$18,099.78		
Plus Receipts	\$4,480.70		
	\$22,580.48		
Less Expenditure	-\$8,842.70	Main A/c Statement 31 October 2023	\$10,737.78
Closing Balance	\$13,737.78	Imprest A/c Statement 31 October 2023	\$3,000.00
			\$13,737.78

Bar report at 31 October 2023		
Receipts at Bank		\$2,915.70
EFT not yet credited		\$61.00
Cash on Hand		\$801.55
Opening Stock	\$4,021.97	
Plus Stock Purchases	\$2,902.44	
Less Closing Stock	-\$4,491.75	
Cost of Sales	\$2,432.66	-\$2,432.66
Operating Profit		\$1,345.59

ASSETS	
Main A/c	\$10,737.78
Imprest A/c	\$3,000.00
Bar Float	\$250.00
Bar Stock	\$4,491.75
Known Debts	
Total	\$18,479.53

