

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Committee Meeting Friday 12th January 2024 - 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, Cosi Ronconi (Community Manager), Lisa Morrison (Assistant Community Manager)

Apologies: None

2 Confirmation of Previous Minutes

John Davies raised the following:

- Typo, Meeting Minutes dated 8th December Item 3 1 was missing a Zero.
- A request had been made at the October meeting to change the date of the February meeting as both he and Judy Wrigley would be away. It was agreed that this would be considered. However, at this moment in time the date change is not possible due to other commitments, both RAC and personal. John remarked that with them both not at the meeting and no meeting in March there would be no one to look after Manor Residents' matters. Chair Jan Corlett reminded John that the whole RAC is here to look after all residents matters, ILU or SA. The Community Manger assured the meeting that he would ensure that any matters pertaining to the Manor Residents which needed to be put to the RAC he would bring to our attention.

John Davies moved that the previous minutes as amended be accepted.

Richard Fullford seconded.

Passed.

3 Business Arising from the Previous Minutes

3.1 Village 20th Birthday Party

See Community Managers Report at attachment 1

Chair, Jan said plans were advancing well with a good turnout of volunteers to offer help. Also, a good response from residents wishing to attend. Just a reminder closing date for RSVP on booking sheets in the Manor is Wednesday 17th January.

3.2 Residents' Handbook

A robust discussion took place between John Davies and Richard Fullford on different versions. The Secretary suggested that as we have almost finished this latest version of the Residents' Handbook those involved with its content should sit down at a meeting together with printed paper copies. All thought this a good idea and a meeting will take place at 3pm on Wednesday 17th January.

However, before that meeting it was agreed that each member of committee would proof read the latest version. The latest Version 20 will be forwarded to Committee members by Richard Fullford in PDF format. Richard will only need page numbers and comments and he will adjust the Master Word Version.

[Secretarial Comment: When the handbook was originally introduced by Secretary Sue Day it was put together with help from many. The final version back in 2018/2019 was done in Publisher by then Assistant CM Ailyn Lewis. However due to staff changes and not all having access to, or familiar with Publisher the decision was made by the current committee to have the Master in Word and kept by the current Secretary for future changes. This is the reason it has taken a little time to refine.]

3.3 Bocce or Pétanque for Residents

See Community Managers Report at attachment 1.

See Pétanque Report from Sam Denny Attachment 2

Chair, Jan thanked both Sam Denny and Bob Jack for their hard work to date.

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

See Community Managers Report at attachment 1

3.5 Pool Shading

See Community Managers Report at attachment 1.

This item has been previously discussed at length. Cosi (CM) said he is happy to now obtain three quotes and welcomes assistance from the RAC. A Working Party of Chair Jan, Richard Fullford and Jan Trethewey are willing to assist.

4 Community Manager's Report

The full report is at Attachment 1 to the Minutes refer also to 3.1,3.3, 3.4,3.5,9.1, 9.2, 9.3, 9.4.

Lisa and Cosi Left the meeting at 10.00am.

5 Outward Correspondence

Nil.

6 Inward Correspondence

Nil.

7 Treasurer's Report: Richard Fullford

The Financial Account is at Attachment 3 to the Minutes.

Richard highlighted the following:

- EFT to Cash ratio returned to previous levels. As always, the more EFT the better. If the topic comes up with residents, points to make are:
 - ♦ EFT is preferred for safety and convenience.
 - ♦ We do not charge a surcharge.
 - ♦ Cash will continue to be accepted.
- The known debts are significant because we were waiting for invoices from Aveo for functions back to November and an allowance for the \$3,000 for the 20th birthday party. Except those for the 20th, all the other invoices included have now been received and paid.
- Available funds are less than \$10,000.

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

Sue Day seconded.

Passed.

8 Sub-Committee and Working Party Reports

8.1 Bar Report: Kerry Jewell

No report for this meeting.

8.2 Social & Events Report: Sue and Geoff Barden

New Years Eve Party - 31st December 2023

Initially 85 residents booked for the New Year's Eve party but unfortunately 20 people pulled out due to COVID. This left us with 65 residents whom we are sure had a great night. Better Together commenced playing at 5.30 for four hours. The first hour was background music followed by dancing music.

Australia Day - 26th January 2024

Hazel & Denny Birang have kindly offered to hold the Australia Day Event for which Geoff, and I are very grateful. They will now make this an afternoon event

commencing at 12 noon and Denny is putting together a selection of Australiana music to be played on the day.

The Lions Club are booked for Australia Day with a donation from the RAC of \$300.00. Hazel intends to purchase the sausages this year from the local butcher and will ask Ann if she can provide the onions, rolls and coleslaw. She is also buying apple pies from Aldi and will be heating them up and serving with cream. Estimated spend for 100 people is \$900. We will pay for the sausages once ordered. Hazel and Richard will sort out how to manage the funds Hazel needs.

The tablecloths, napkins and paper plates will be purchased by us, and Hazel and volunteers will decorate the tables.

Kerrie O'Keefe has been cancelled for Australia Day and we will ask her to play at one of our happy hour evenings. She does seem to be fairly booked up on Fridays so maybe we can have her play one Tuesday?

This is just a short report from us due to the busy time of the year. We have started purchasing decorations for the 20th Birthday Celebrations but will report more on this next time. We have approximately 10 volunteers that we know about, but this is not sufficient.

Thank you again to the RAC for all your help and encouragement. We appreciate it and wish you all a very Happy and Healthy New Year!

Committee comment on Kerrie O Keefe: Perhaps a Tuesday is not the best night, as it is a much smaller Happy Hour. However, it would be great to have her back for a night of Music and Dancing. Perhaps if we can secure her for a night in the cooler months on a Friday? Or get her back on a non-Happy Hour night when she is free. She is extremely popular locally, this of course is why Friday, Saturday or Sunday are hard dates to book in for any really good local talent.

9 General Business

9.1 Technology and Audio Moving Forward

Chair, Jan requested Richard Fullford to update the committee on this issue. Richard has had a meeting with Trevor Davis to clarify what the current situation is with audio. Unfortunately, Trevor is unavailable for the 20th Birthday Party and Richard has kindly offered to step in for the event. Also mentioned was a future working party to be set up prior to the next Aveo refurbishment which at this stage is planned for 2025. This is important moving forward as we have some very outdated technology, equipment, audio etc.

9.2 Correspondence to Chair regarding ideas for Events

Chair, Jan said she had three residents offer suggestions for moving forward with events. These were all based on previous events over the years. These have been passed on to the Social Co-ordinators. As previously agreed, it will be ensured that all residents who wish to attend the Christmas function will be enabled to do so.

Cosi is keen to get the pizza truck in and it was suggested he speak to Sue Barden.

9.3 Hard Copies to Residents

The RAC would like to encourage the emailing to residents of all information from Aveo and the RAC. Hard copy, as stated many times previously, costs us all money in our levies. Both Aveo and the RAC have databases of email addresses. However, not all residents are happy to give the RAC their email addresses even though Aveo do have them. Hence the Secretary requested Lisa, our future Assistant CM, if we could return to the Aveo admin team sending out all flyers, RAC information, event information and reminders. Lisa was happy to agree to this request.

9.4 Pétanque Update from Sam Denny

See Managers Report Attachment1

Report from Sam Denny Attachment 2

See item 3.3.

9.5 Any Other Business

There was no other business.

10 Proposed Dates of Upcoming Meetings

Monthly RAC: 9:00am 9 Feb 24

QGM: 2:00pm 30 Jan 24

Meeting closed at 10:15am

Jan Corlett
Chairperson

15th January 2024

Sue Day
Secretary

rapscs.secretary@gmail.com

Attachment 1 – Community Managers Report



Resident Association Committee – Managers Report Friday 12th January 2024

- **Ref 3.1 - Pool Shade Cloth:** The Aveo Capex request for a new Shade Cloth has been moved to early 2024.
We are now in the position of start seeking quotes and options to discuss with the Committee.
- **Ref 3.6 - Peregian Springs Country Club 20th Birthday Party:** The Residents Association and management are working on organising a Celebration Party in February 2024 with help of resident's volunteers.
- **Night Carer Room:** The new Night Carer has been arranged as previously advised. Staff has reported that it is very comfortable.
- **Doctor Room:** Aveo has ordered a new medical Bed for the Doctor room.
- **Pétanque for Residents:** Cosimo has consulted the Aveo Facilities Team and has received advice that the works can only be completed by a licensed contractor with appropriate insurance, work method and warranty.

We would like to thank Sam and Bob for drafting the scope of works in detail and for obtaining prices for the material required. This will allow us to obtain competitive quotes from contractors.

- **NBN Upgrade:** Nole Beardwood is seeking information and advice from the Aveo Facilities Team.
- **Cleaning of Manor:** We have previously discussed about the possibility of adding 1 extra day per week to the Housekeeping staff to ensure the cleaning of the common areas in the Manor (ground, 1st and 2nd floor corridors) are kept at a consistent standard.

Kind Regards,
Cosimo Ronconi
Community Manager
Aveo Peregian Springs

Attachment 2 Pétanque Court (aka Bocce)

Progress report to RAC 8/01/2024

This is the second progress report for RAC.

Progress to date

- Site agreed by Cosimo but needs Aveo approval with it marked on Village building plans.
- Quotes obtained and logistics discussed with Cosimo but require rework as Cosimo has said any machinery, trucks etc must be operated by Aveo approved contractor.
- Possible sites to offload soil at no or minimum costs investigated due to high tip costs. If contractor labour cost high may be quicker and cheaper to use tip.
- Fundraising commenced with a total of \$365 collected. The cost for Chocolate Santas was \$140 so profit of \$225. This was an awareness raising exercise as well and feedback was both positive (regarding the need for more activities) and negative (we should not be needing to fundraise for it).
- Discussion with Nole Beardwood and Aveo Qld Sales Manager regarding the Resident Referral Program as a document indicated this was finishing end of 2023. This is not correct and will continue in 2024. Cosimo has indicated the Pétanque Court would fit with the intent for this funding.

To be actioned / confirmed.

- A quote to be obtained from Hedges Company. This will be higher than the costs in last report which was done on basis of inhouse workers as RAC had previously discussed.
- Agreement from RAC to use Village contributions from the Resident Referral Program to fund the project either retrospectively, in which case the build could start once Aveo approves, and contractor, price and timeline agreed or prospectively, with a start planned for late 2024 depending on referrals.
- Raffle to be organised if this project is to proceed. Judy Wrigley has kindly donated a lovely prize from Gibsons in Noosaville, and we will seek other prizes.

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