

## PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

### Quarterly General Meeting (QGM) Tuesday 30<sup>th</sup> January 2024 - Minutes

Meeting opened at 2:05pm at The Manor, 21 Gracemere Blvd, Peregian Springs

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

Residents in Attendance: ..... 49

Apologies: ..... 2

#### 2 Confirmation of Minutes of Previous Meeting

*Arnold Vandenhurk moved that the previous minutes as amended be accepted.*

*Geoff Barden seconded.*

*Passed*

#### 3 Business Arising from the Minutes

None.

#### 4 Chair's Report QGM January 2024: Jan Corlett

Chair's Report Welcome everyone to the first QGM of 2024, especially to our new residents. It has been wonderful to welcome so many residents to our lovely village. We hope that you will enjoy joining in the many and varied events and activities held throughout the year.

Welcome also to our new Assistant Community Manager, Lisa and our new Admin Assistant Isabelle. It's great to have you on board. Hopefully the revolving door will remain shut now. Congratulations to Paul who moves to Sunset Palms as Community Manager. We wish him every success and thank him for everything he has done for us during the last year.

If you have not yet registered your email address with the Office then please would you do so. It is also important that you allow the Office to use your email to send out notifications, not only pertaining to Aveo information, but also to receive information regarding Resident's Association matters such as minutes of meetings and information about social events.

During the previous three months the Resident's Association Committee (RAC) have been working hard on several projects.

One of these was to update the Resident's Association Handbook. The working party was led by John Davies, Graeme Pinnegar and Richard Fullford, with input from the rest of the committee. I'd like to thank the Three Musketeers aka John,

Graeme and Richard, for the tremendous amount of work they have put into this project. The updated Handbook will be distributed to all new residents and a PDF version is available to all residents on the Computer Club website at [gracemerecc.org](http://gracemerecc.org) using password EmuMountain

You may have noticed a change to the music in the Manor. We must pay a licence to be able to play music. This is paid for out of the General Services Fund in our levies. As we are very conscious of trying to reduce overheads, we had made use of a free streaming service that recently started inserting ads into the stream. Two members of the committee, Jan Trethewey and Richard Fullford, together with Trevor Davis, have organized our own music, still at no cost to residents. Very many thanks to them.

The major project of the past three months has been, together with Management, organizing the Celebration 20th Birthday of the Village Cocktail Party. All residents were invited and two hundred accepted the invitation. The Party Planners include the Social Committee, Sue and Geoff Barden (Geoff assisted by Bob Jack), Secretary Sue Day, myself, our Community Manager Cosi and Assistant Community Manager Lisa. We are grateful to those residents who have volunteered to assist us in preparations, on the night, and takedown the following day. It's such a good feeling that we have such a wonderful community spirit. We are delighted that we will have representatives from Head Office attending, including the Chief Operating Officer, Natalie Patterson, Michelle Smith, Group Manager Quality and Resident Services, and Nole Beardwood, State Operations Manager.

Our Social Co-ordinators Sue and Geoff Barden, have organized several successful and thoroughly enjoyable events, including Christmas Fest, and New Year's Eve. The recent Australia Day event was organized by Hazel and Denny Birang which was enjoyed by all. Our thanks to all of them, together with their helpers. There will be more details of past events in the Social Report, however I would like to stress that we will ensure that all residents who wish to attend this year's Christmas Fest will be able to do so.

Functions, events and the library are subsidised by Resident's Association funds which the Treasurer will be detailing in his report. However, I wish to stress that funds are primarily from the profits of the Bar. I would like to thank the Bar Co-ordinator, Kerry Jewell and the Bar Volunteers for all their hard work and enthusiasm in keeping the Bar running so effectively.

A reminder that before the next QGM on 30th of April we will be holding our Anzac Commemoration Service on Anzac Day 25th April. We will be joined by representatives of St Andrew's Anglican College, who also participate in our service. Residents are invited to attend St Andrew's service which is held on the 24th of April at the College, and I would encourage residents to do so.

At long last Capital Expenditure will be available this year for shade cloth for the swimming pool area. Together with management and an expert from the shade sail company, a working party will be set up in order to decide the way forward.

Some residents may have noticed before Christmas that there was a cordoned off area by the BBQs. This was the start of a project for a Pétanque court initiated by Sam Denny, ably assisted by Bob Jack. This has been on the wish list for five years so it is hoped that it can finally come to fruition, without waiting another five years!

I would like to give my personal thanks to my hardworking and dedicated committee, who all work tirelessly behind the scenes. To the Social Co-ordinators, Sue and Geoff Barden, the Bar Co-ordinator, Kerry Jewell, and their teams, and to the organisers of the many and varied activity groups in the village. Without your time and generous support Peregrin Springs Country Club would be a very dull Village.

## **5 Quarterly RA Treasurer's Report: Richard Fullford**

### **5.1 Financial Statement**

See the Residents' Association Financial Statement attached at page 11 of the Minutes.

### **5.2 Report**

This report covers our second quarter, so for October, November and December.

For the quarter we had income around \$17,500 of which the Bar contributed 65%, 30% from Social Events and the rest from the Christmas Raffle. I'd especially like to acknowledge the work put in by Hazel Birang and her team, Desolie Gleeson, Pam Hone, Leonie Quint and Denny Birang. This was the most successful raffle that we've had.

On the Expenditure side we spent around \$16,500 of which the running costs for the Bar constituted 50%, Social Events 25% and the Skip Bins 15%.

A few people have commented on the \$662.50 expenditure on laundry of tablecloths which was in the December 23 Treasurer's Report. This covers the laundry for tablecloths for seven functions dating back to September 2022. Laundry expenditure had been prior approved for each function. The actual laundering was arranged through the resort where Sue & Geoff Barden work. We just hadn't closed the loop and reimbursed the resort.

The operating profit was \$940.

Our overall asset position was \$15,400. This is a drop of about \$5,000 down from the last quarter. The principal reasons for that are the Skip Bins and the allowance

that I've made in the accounts for the contribution to the 20th Birthday Party coming in three weeks.

Over this quarter, 60% of our income came in through EFTPOS. This is a drop on the previous quarter, probably due to reduced trading and cash across the bar for birthday celebrations. However, I would like to see it get back up. It's so much easier and safer for everyone when money comes in by EFTPOS. Once again, I emphasise:

- We still happily accept cash and there is NO intention to change that.
- On the other hand, we do not add any surcharge for using EFTPOS.

We have been through the first quarter figures of the Village budgets managed by Aveo, and most areas are on track. The second quarter figures will be available soon and that will give a better indication how we are going.

## **6 Reports from Sub-Committees and Working Groups**

### **6.1 Bar Report: Kerry Jewell (Bar Co-ordinator)**

Resident numbers at Happy Hour in recent times are very up and down as we have fluctuated on Tuesday nights between as low as (11) patrons and up to mid-30's on other occasions. This I feel can be attributed to the weather as we have experienced some very wet evenings. "Pat a Pooch" happy hour on the 3rd Tuesday of each month continues to be a drawcard. Friday night happy hour numbers remain consistent, averaging around the 50 mark.

On behalf of the regular attendees, I would like to thank the generous people who put money over the bar to celebrate their birthdays.

We have experienced some fun nights on these occasions.

I would also like to thank the Bar Volunteers and Bob Jack for all their continued support.

At organised social events I trust all residents appreciate that the person serving them is giving up a part of their social event so you can enjoy yourself. This also includes additional time and effort in providing greater volumes of bar stock.

Another volunteer I would like to thank is Bronwyn Kennedy. Bronwyn decided a while ago the bar, and most fixtures/fitting in it needed to be deeply cleaned.

She took this suggestion to Management, and with the support of the RAC Cosi agreed for Dempsey to be assigned this job.

The result was outstanding, and this task will now be ongoing as part of the regular Manor clean. We currently have nine qualified Bar Volunteers, and I'm hopeful of an additional two joining us shortly.

Concerning the 20th Anniversary celebration can I impress on the RAC, and Organising Sub-Committee from a bar perspective there are still issues that require clarification.

I once again repeat, if you haven't joined us yet for a Happy Hour give it a go, I'm sure you won't regret it.

## **6.2 Social Events Report: Sue and Geoff Barden**

### **New Years Eve Party - 31<sup>st</sup> 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 all had a great night. Better Together played for four hours and they ensured a lot of residents were up dancing. It was a night full of laughter and fun.

### **Australia Day - 26<sup>th</sup> January 2024**

Australia Day was organised by Hazel & Denny Birang and was extremely successful. Sausages and rolls plus coleslaw were served followed by delicious apple pies

The Lions Club did a great job and will be worth booking again next year. Denny put together Australiana music which was played throughout the afternoon interspersed with storytelling and jokes by Steve Jacobson and Wayne Collard and Waltzing Matilda sung by Des and myself.

Thank you for your hard work, Hazel & Denny it was a great afternoon and all of us who attended had a brilliant afternoon.

### **Aveo 20th Birthday Celebration - 23<sup>rd</sup> February 2024**

We are in the middle of organising the party so for us, Aveo and the RAC this is a very busy time. A lot of planning is going into this event to ensure it is a success for all who attend.

We would really appreciate more male volunteers to help with the heavy work of moving tables and chairs prior to and after the event. Please contact us if you are willing to help.

We also have a lot of other events planned for 2024 which we will let you all know about in our next report.

Thank you to all the volunteers who help us and the RAC for their constant support.

## **7 Reports from Activity Groups**

### **7.1 Pétanque Court Report: Sam Denny and Bob Jack**

This report was agreed with Cosimo prior to QGM.

Progress to date:

- Site for the pétanque court agreed by Community Manager near BBQ area but requires Aveo approval on Village building plans.
- Quotes obtained and logistics discussed but being reworked as 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 \$375 collected. The cost for chocolate Santa's was \$140 so profit of \$235.
- Discussion with Aveo Management regarding the Resident Referral Program. The utilisation of this fund is for social activities and management at the community will consult with the residents, via the residents committee or otherwise as appropriate, regarding how the reward should be used.
- The referral program allows for a referral to any Aveo village with \$1000 to new resident, \$1000 to resident who recommends our villages, and \$1000 to the village the referrer lives in. Please alert anyone you are discussing Aveo with who has decided to move in, know about this great deal and they must alert the salesperson.

To be actioned / confirmed:

- Community Manager to obtain quotes from external contractors, preferably already registered with AVEO.
- Raffle to be organised, if the project is to proceed. Judy Wrigley has kindly donated a lovely prize from Gibsons in Noosaville, and we will seek other prizes.

### **Discussion of the Report**

Discussion then ensued about resident referrals to Aveo and the \$1000 given to the RAC for successful referrals. Sam, had the paperwork and Karen Wright had a question. Are we were receiving all that we should on these referrals from Aveo? Chair, Jan Corlett assured Karen that the RAC is on top of this. The RAC have had two of recent times, one which paid for skip bins and one was used towards the curtains, just one is pending. After robust discussion back and forth Chair, Jan said she would follow up on the exact rules and current system. The RAC has since learnt a new edict has been signed off by Aveo similar to the 2023 program. Which is now at an end.

Also, funds need to be spent by 31st March 2024, hence this is being followed up with Head Office that the RAC can "Bank" this pending \$1000 to keep towards the

Pétanque Court. We expect an answer by the time of the RAC monthly meeting on 9th February, this result will of course be mentioned in the minutes of that meeting.

## **7.2 Diners' Club Report: Anne Marshall**

The Diners' Club finished off last year with a special Christmas lunch, at a long-shared table, on the terrace under the fans, at our local restaurant, Pitchfork, in Peregrin Beach.

A survey was taken at the lunch of the most favourite restaurants of last year.

Gustos came out on top, followed closely by Lucios, then Pitchfork with Sole and The Domain tying for fourth favourite.

To start this year off, the Diners Club have a Lunch reservation at a restaurant which was highly voted for in the survey of two years ago, namely the Loose Goose at Twin Waters. We have a Lunch reservation there for Wednesday 21st February at 12-00 noon.

Since our last visit, the Loose Goose has been renovated, so has a delightful ambience and the food is still delicious. I lunched there recently and enjoyed the Twice Baked Three Cheese Soufflé in Truffle Cream and the Passionfruit Mess so maybe this tempts you to join the Diners' Club.

Further restaurants for our lunches this year will be selected from the survey results and other exciting new and ethnic restaurants on the Sunshine Coast. We endeavour to plan a lunch every six weeks, on Wednesdays, and the village bus is available for \$5 for those members who require transport.

If you are a food lover, enjoy social interaction and are interested in joining the Diners' Club, please contact Anne Marshall at Email: [aemmarshall@bigpond.com](mailto:aemmarshall@bigpond.com) or phone **0418 858 864**.

## **7.3 The Manor Book Club and Movie Club: Trish Kelly**

We are having our February meeting next Friday at 9.30am in The Manor Theatre. Every resident is welcome to join our friendly group. Many of the books we read are made into Movies or TV Series and we can watch them in the Theatre on the large screen. In February we will be reading "Mr Einstein's Secretary" the new book by Matthew Reilly.

In February we will be showing two movies - on Tuesday 13<sup>th</sup> at 2.00p.m. we will watch "Kinky Boots". This is the second showing of this popular movie. Afterwards, please stay for Happy Hour and discuss the Movie. This movie is based on a true story and has lots of music and entertainment.

On Saturday 17<sup>th</sup> we will be watching "Seriously Red" an Australian made movie about a Real Estate agent who decides to leave her job to become a Dolly Parton

impersonator. There is plenty of singing and lots of fun in this Movie. Please come along and enjoy!

#### **7.4 Bowls Report: John Weeden**

Bowls has started again. We play organised bowls twice a week - 2pm Thursday afternoon is practice and beginners while 2pm Sunday is competition (not too serious).

Put your name in the book in the library (near the window) by 10am so we can make up teams. Usually, the Bar is open afterwards for a refreshing drink.

The green is available for "roll-ups" at other times and mats and Jacks are available in the gym.

For more info contact:

- Tom Shaw 5448 2039, or
- John Weeden 5448 1995

#### **7.5 Jazz Junction: Denny Birang**

Denny promoted Jazz Junction and mentioned the jazz presentations in the theatre including film clips. In March another event will take place, date TBA, standing room only usually. If anyone would like to join, please contact Denny, Hazel or Anne Marshall.

#### **7.6 Aqua Aerobics: Jackie Wearne**

Jackie reported that Aqua Aerobics is going well at \$10 a session with a fully qualified instructor.

#### **7.7 WOWs (Wonders on Wheels and Without)**

Hazel Birang complimented Sam Denny on her organising of the disabled for functions.

### **8 Body Corporate Report - Pat Bowen (Chairman)**

The Body Corporate Committee will be holding our first meeting for the year on Friday, 2<sup>nd</sup> February and of the many issues to be addressed, the main one is the state of the grounds and gardens in the village.

As a resident in this village for 14 years, I feel embarrassed to invite family and friends to visit our home!

Some of the excuses given by Hedge for the poor maintenance have been staff shortages and wet weather. However, it is interesting to note that houses outside the village in the surrounding streets have been maintaining their lawns and

gardens without too many problems. It is also inexcusable that the weeds have been allowed to grow so profusely everywhere! This area of maintenance is also in the contract with Hedge.

We suggest that any resident in the village who has a realistic problem, not only with gardening issues but generally, writes or emails the Body Corporate Secretary so that we can support you in resolving your issue.

Kerry Jewell correctly said that for Aveo Leaseholders the correct procedure is to go through the Manager. However, residents should send a copy of correspondence to the Body Corporate so that they can follow up the issue.

## 9 General Business

After and during Pat's report there were many interjections and points raised regarding this gardening issue, which the Body Corporate takes responsibility for.

Judy Wrigley SA202 asked Pat when the contract with Hedge ends, Pat replied July 2024

Bron Kennedy ILU80 Raised the point that Aveo should do something to address this issue.

Geoff Barden ILU50 asked a question about the cleaning of the bins.

At this time Sheila Maxwell ILU172 interjected very rudely and using bad language mentioned the bins were making her feel sick.

Judy Wrigley SA202 remarked that Mark our Maintenance Operator had started the cleaning of the bins on the day before, Monday 29th January.

**Secretarial Note:** Residents are more than welcome to attend both the RAC Quarterly and Annual General Meetings. However, we cordially request please that this is done in a respectful way. If we have an outburst from the floor to the Chair with bad language and interruptions in the future the resident offending will be asked to leave the meeting. The RAC respectfully request residents raise their hands and a microphone will be passed to them. This allows all questions to be appropriately answered by a member of the RAC. Respect in our village extremely important as we are a community where respect is given and should be given in return.

**10 Date and Time of Next QGM**

2.00pm Tuesday 30<sup>th</sup> April 2024.

**Meeting closed at 2:57pm**

---

Jan Corlett  
Chairperson  
30<sup>th</sup> January 2024

---

Sue Day  
Secretary  
rapscs.secretary@gmail.com

**Attachment 1 - Residents' Association Quarterly Treasurer's Report  
Covering October to December 2023**

**Income**

Bar Takings EFT	\$ 7,302.41
Bar Takings Cash	\$ 4,497.45
Social Events EFT	\$ 3,375.00
Social Events Cash	\$ 1,430.00
Xmas Raffle	\$ 1,011.20
<b>Total Income</b>	<b>\$ 17,616.06</b>

**Expenditure**

CBA Merchant Fees	\$ 212.82
Bar Supplies	\$ 7,795.83
Bar Expenses	\$ 167.40
Social Events	\$ 3,613.70
- Tablecloth Laundering	\$ 662.20
Library Books	\$ 296.00
Office Requisites & Sundries	\$ 626.53
Additional Portable Tables	\$ 625.00
Skip Bins	\$ 2,280.00
Xmas Raffle Prizes	\$ 400.00
<b>Total Expenditure</b>	<b>\$ 16,679.48</b>

<b>Net Profit</b>	<b>\$ 936.58</b>
-------------------	------------------

Balance 31 December 2023	\$ 16,036.36
Less Balance B/F 30 September 2023	\$ 15,099.78
	<b>\$ 936.58</b>

**Residents' Association Assets**

Main Bank Account	\$ 16,036.36
Imprest Bank Account	\$ 3,000.00
Bar Float	\$ 250.00
Stocktake	\$ 4,028.05
Known Debts	-\$ 7,940.00
<b>Total Assets</b>	<b>\$ 15,374.41</b>