

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Committee Meeting Friday 12th April 2024- Minutes

Meeting opened at 9:01am at The Manor, 21 Gracemere Blvd, Peregian Springs

1 Attendance and Apologies

In Attendance: Jan Corlett (Chairperson), Richard Fullford (Treasurer), Sue Day (Secretary), Janice Trethewey, Graeme Pinniger, John Davies, Judy Wrigley, Cosi Ronconi Community Manager, Lisa Morrison Assistant Community Manager

2 Confirmation of Previous Minutes

*Richard Fullford moved that the previous minutes be accepted.
Graeme Pinniger seconded. Passed.*

3 Business Arising from the Previous Minutes

Item 3.1 Aveo Wi-Fi in the Manor

Richard advised that he had noticed that the expiry time for a log in had been extended. Seems to be at least a week but might be longer. The problem remains that we can't use the new Wi-Fi for the EFTPOS machine. This seems simple enough to resolve if we are given password access. There is an Aveo IoT network with password security. All we need is the password for that so we can connect up the EFTPOS machine so we don't have to rely on 4G data connections which remain flakey.

Richard believed that the other issue was providing a connection for Dr Strachan that allows him to access the practice system using a secure link when he's here.

Cosi agreed to look into arranging a connection for the EFTPOS machine in the bar, but that connectivity for external users was a matter for them.

Item 3.2 Technology and Audio in the Manor

Richard said that in terms of the future direction, he hadn't got very far, but now that the 20th Party is out of the way and things are less hectic he would activate the sub-committee to look at what we've got and think about the way forward.

Additionally, through the efforts of John Davies and Trevor Davis, we have had our two broken microphones repaired, so we are now back to three plus a spare. Trevor believes that the issues are the result of the microphones being dropped.

Unfortunately they are round and can easily roll off the table. Trevor has asked that users of the microphones watch out for this, and use the stands whenever possible. This is less of a problem when people are handed a microphone to ask questions from the floor. It's concerning that we've had three microphones fail in the last three years.

John Davies proposed that the RAC look to purchase three small stands to prevent the microphones rolling off tables. Cosi and John will work together to obtain the stands which will be purchased by Aveo.

Item 3.3 NBN Upgrade

Richard reminded the meeting that the possibility of an upgrade to Fibre to the Premises (FTTP) under the NBN Full Fibre for Strata-Managed Buildings program was raised though the BCC and Aveo agreed to look into it. Richard advised that even though this is a Body Corporate matter, as something of interest to all residents it was appropriate to keep on the Agenda so residents are informed of progress. Cosi advised in the Manager's report that Nole Beardwood is seeking information and advice from the Aveo Facilities Team.

Item 3.4 Residents Handbook Distribution and updating

John Davies advised distribution is going well and Lisa is keeping him up to date with new residents to the village. John also advised any updates will be done annually.

Item 3.5 Pool Shade Cover

Refer Community Manager's Report

Item 3.6 20th Birthday Party

Madam Chair Jan Corlett advised the 20th Birthday Party was an amazing success. Plus, how well the community came together with both participation and enjoyment.

4 Community Manager's Report

The full report is at Attachment 1 to the Minutes. Also, Items 3.1,3.2,3.3,3.4,3.5,3.6,6.3,6.4,6.5,6.6,6.7,6.8,9.1,9.2,9.3,9.4

were discussed while Cosi Ronconi, Community Manager & Lisa Morrison, Assistant Community Manager, were in the room.

Judy Wrigley left the meeting at 10.25am

Cosi & Lisa left the meeting at 10.30am

5 Outward Correspondence:

5.1 Email 22nd Feb to J Warrick & Body Corporate re Hedge & gardening procedure refer 6.4 & 6.6

Secretarial Note:

No mention of the email as above re 5.1 as being received by the Body Corporate. It was sent on 22nd Feb 2024 by the Residents' Association Secretary to both the Community Manager and The Body Corporate Secretary. (As gardening is not in the remit of the Residents' Association.)

It did not appear in incoming mail In the Body Corporate Minutes for March 1st

5.2 Email 14th March to Aqua Group to agree to buy Pool Noodles refer 6.2

6 Inward Correspondence

6.1 Email 13th March from Aqua Group requesting funds for Pool Noodles refer 5.2

6.2 Email 14th March Flying Minute, to request the passing of funds for purchase of Pool Noodles Refer 6.1 & 5.2 It was a vote to spend up to \$150 on Pool Noodles. *passed 6 votes for 1 abstain*

6.3 Email 6th March Containers for Change Cosi Ronconi Refer Community Manger's Report

This item was discussed at length to take into account our Bar Volunteers already take care of the recycling of bar bottles, cans etc. Cosi advised he wishes to have a "Containers for Change" recycling bin in each bin area. The contents will be collected weekly and the income generated will be banked to the Residents Association bank account. Richard Fullford and Cosi Ronconi will liaise with all parties concerned. John Davies mentioned this was a great idea and indeed was agreed by all.

6.4 Email 22nd Feb John Warrick regarding Hedge refer 5.1

Also please refer Community Managers Report regarding gardening

6.5 Email 22nd Feb John Warrick re note of thanks to the Secretary Refer 5.1

6.6 Email 26th Mar John Warrick query Body Corporate minutes refer 5.1 No mention of the correspondence from John in Body Corporate minutes.

6.7 Email 31st Mar Sue Barden regarding Pool Shade progress Refer 3.5 and Community Managers report

6.8 Email 9th April Bruce Townsend re PSCC Gardens and grounds Refer Community Managers Report.

Secretarial Note:

During a discussion on the gardening the committee requested it be noted that residents and some committee members are dissatisfied. Also, as an extra attachment, not in the meeting but written on the request of committee members at that meeting, later in the day, a letter from Cosi Ronconi Community Manager to all residents regarding the gardening issue.

Richard Fullford moved that the Inward Correspondence be accepted and the outwards be endorsed.

John Davies seconded.

7 Treasurer's Report: Richard Fullford

The Financial Account is at Attachment 2 to the Minutes.

Richard covered two months at this meeting - February and March.

In February the main feature is expenditure related to the 20th Party but because we had already accrued the known debt there was little impact to the overall asset position. Nonetheless our available cash position dropped below \$10,000. Other minor notes from the detailed February Financial Statement:

- Some expenditure on decorations was transferred between the 20th Birthday and the Formal funtion to be held in the middle of the year.
- There was also book transfer to cover birthday drinks.

March was a much quieter month. With the 20th Party out of the way our available cash position has improved to above \$10,000, our bar stock levels have returned to the usual level and we have cleared our Known Debts.

As a sneak preview of the QGM report Richard would be reporting that we have made a net loss over the quarter of \$5,300 but improved our asset position by \$2,500. Essentially this is because we carried a significant amount in Known Debts into the quarter to cover Aveo invoices for November & December catering as well as NYE, Australia Day and 20th Party. All that has now been paid.

Two items from the 20th Party:

- The RAC approved expenditure of \$3,000 as our contribution to the event and in the end expenditure was \$2,967.64, \$32.36 under budget.

- There are 30 bottles of wine which were purchased for the party left over. Question for the committee is what to do with it? My thought was that we could use it as lucky door prizes for attendees at Happy Hours over a few weeks. Given that Happy Hour attendees are the RAC's source of funds that seems appropriate.

Richard moved that the leftover wine be used as lucky door prizes at Happy Hours with the Bar Coordinator and Treasurer to sort out the details.

This was passed unanimously.

Bar profits remain sound and EFTPOS usage improved this month to nearly 70%. Richard mentioned that he was certain that more than 70% of Happy Hour and social function attendees had an EFTPOS card available so there was plenty of scope for an improved ratio.

Recent issues with Armaguard and Coles' decision to reduce their cash withdrawal limit from \$400 down to \$200 (probably temporary) highlights that continued convenient cash usage has a short time left. E.g if CBA were to close it's branch in Coolum or cut back on cash deposits it could be a problem. There's NO PLAN to stop accepting cash, nor to apply surcharges to EFTPOS, but Richard requested suggestions to boost EFTPOS use and, as almost a social responsibility, encourage people to move to digital payments.

The general view expressed was that the Treasurer should continue to remind people of the ongoing situation with cash.

*Richard Fullford moved that the Treasurer's Report be accepted.
Graeme Pinniger seconded. Passed unanimously.*

8 Sub-Committee and Working Party Reports

8.1 Bar Report: Kerry Jewell

BAR REPORT FOR RAC MEETING 12/4/2024

Attendances have been greatly affected by the weather as we have experienced some very wet evenings. "Pat a Pooch" happy hour on the 2nd Tuesday of each month continues to be a drawcard.

I would also like to thank the Bar Volunteers and Bob Jack for all their continued support, particularly of late as we have been working under difficult circumstances following the breakdown of the main bar refrigerator.

Working out of tubs with ice, the drinks needing to be transported from the kitchen is not ideal however everyone has stepped up to the plate and it is working.

Thank you, Geoff & Sue Barden, for lending us the large tubs we use behind the bar.....greatly appreciated.

We currently have (10) qualified Bar Volunteers. Welcome to Gary Smith who has completed his RSA course and has already commenced bar duties and did extremely well on his first night.

I have been advised by another resident they will be commencing the course shortly which is encouraging.

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

Kerry Jewell.

Bar Co-Ordinator.

8.2 Social & Events Report: Sue and Geoff Barden

EVENTS REPORT FROM SUE & GEOFF BARDEN APRIL 2024

Aveo 20th Birthday Cocktail Party – Friday, 23rd February 2024

Well!!! What a wonderful evening this turned out to be. So many residents, staff, and management getting together to celebrate the 20th Anniversary of Peregian Springs Country Club. This party was hugely successful and enjoyed by 200 residents, staff, and management.

To our delight our musician, Ravie, proved to be amazing and loved by all and we are sure he will continue to be a popular entertainer at future RAC events.

The canapes served by Ann and the staff were delicious, so much so, that we are hoping to have similar at our next Christmas party!

We could not have organized it without the help of the RAC, particularly Sue Day and Jan Corlett plus all our many lovely volunteers who helped us so much during the days leading up to the party and beyond.

A special thanks also goes to Lisa, our Assistant Community Manager, who attended so many of our meetings and was such a brilliant help.

The following events have now been booked and approved by the RAC:

BYO Event – Wednesday, 17th April 2024

Kerrie O’Keefe is booked on 17th April for 3 Hours @ \$300. This will be a totally BYO food event including food and drinks.

Black & White Night – Wednesday, 26th June 2024

We confirm The Famo’s Duo have been booked for \$880 for 3 hours and they will commence at 5.30 pm. We have requested from Ann, menu suggestions and prices for a more formal dinner. This will be a black-tie event.

As it can be difficult to book entertainers, we have decided this year to book ahead as much as possible and therefore we request approval for the following:

Kristie Lawlor – Wednesday, 8th May 2024

We found Kristie on Facebook. She is a professional solo singer with 10 years’ experience performing at restaurants, pubs, weddings, parties & corporate events, and charges \$270 for 3 x 45-minute sets. She sings all covers, including pop, rock, and soul music.

Richard Fullford proposed \$270 be passed for this entertainment. Seconded by John Davies passed unanimously.

Ravie – Wednesday, 7th August 2024

We would like to welcome back Ravie for 3 hours from 5.30 – 8.30 pm. The price is \$350 for 3 hours.

John Davies proposed \$350 be passed for this entertainment, seconded by Richard Fullford passed unanimously.

Kings of the 50's – Wednesday, 25th September 2024

We propose bringing back the very popular show The Kings of the Fifties, starring Elvis & Buddy Holly. The price is \$2,400. This will be a totally BYO event. The suggested charge is \$20 per resident. We are, of course, hopeful of an increase in attendees given the show was so popular last time.

Richard Fullford proposed \$2400 be passed for this entertainment. Seconded by John Davies passed unanimously.

Christmas Fest – 4th December 2024

Last Christmas we received a lot of complaints that we kept the number to only 80 guests and so many residents missed out on celebrating Christmas together. Therefore, we suggest Ann supply canapes (similar to the 20th Celebration). We wish to book Ravie for this event. He has confirmed his availability and charges \$350.00 for 3 hours.

Jan Corletts proposed \$350 be passed for this entertainment, seconded by Jan Trethewey passed unanimously.

New Year's Eve – 31st December 2024

Kristie Lawlor has confirmed her availability and will charge \$350 for 4 x 45-minute sets. This event will be totally BYO as in previous years.

Jan Trethewey proposed \$350 be passed for this entertainment, seconded by Richard Fullford passed unanimously.

We warmly thank all the RAC members for their continued support.

9 General Business

9.1: To print or not print Village Newsletters

Refer Community Managers Report

9.2: Anzac Day

Anzac Day set up will be done on Wednesday 24th April in the afternoon. Time TBA, the help of volunteers is greatly appreciated.

Jan Corlett proposed \$650 be passed for a Wreath and Morning Tea, seconded by Richard Fullford. Passed unanimously

9.3: Painting Contract

Refer Community Managers Report.

9.4: Piles of Rubbish inside and outside Gardeners Shed

Refer Community Managers Report

9.5: Armaguard and Cash Supply

Refer Treasurers Report

9.6: Any other business

9.7: Proposed dates of upcoming meetings

- Monthly 14th June 24 & 12th July 24
- QGM 30th April 24
- QGM/AGM: 23 July 24

Meeting Closed at 11.16am

Jan Corlett

Chairperson

14th April 2024

Sue Day

Secretary

rapscs.secretary@gmail.com

Attachment 1



Resident Association Committee – Managers Report

Friday 12th April 2024

- **Ref 3.3 - NBN Upgrade:** Nole Beardwood is seeking information and advice from the Aveo Facilities Team.
- **Ref 3.5 - Pool Shade Cloth:** The Aveo Facility Team inspected the Community in March in relation to the Capex request for the pool area. The Facility Team is currently seeking quotes for the items discussed: Shade solution, replacement of the Pool gate plastic panels and rectifications to the cracked floors surrounding the pool. Cosi mentioned that large industrial specification umbrellas would appear to be the most appropriate solution at this stage.
- **Doctor Room:** the Doctors room has been rearranged including the installation of a new medical bed.
- **Ref 6.3 Containers for Change:** We have been offered the possibility of onboarding our community onto the partners program of “Containers for Change” to recycle glass/plastic bottles and cans in dedicated bins and receive 10 cents back for each returned container.
 1. **No Cost, No Fuss:** Containers for Change will provide branded bins and facilitate regular collection at no cost.
 2. **Reduce Waste:** By recycling eligible containers, the Community can actively contribute to reducing litter and minimising your waste management costs.
 3. **Support Local Causes:** Refunds can go to a charity of our choice OR as cash to a nominated bank account.
 4. **No Lock In Contract:** We can trial them for as long or short as we like.

GREEN & WHITE BRANDED BINS

COEX will supply suitable assortment of branded bins.

- **BIN STORAGE:** 240L Bin which will be collected regularly from a suitable loading area (kerbside).
- **PUBLIC / BACK OF HOUSE:** 120L Bin suitable for back of house & common areas.
- **INDOOR:** 60L Corflute Bin suitable for high traffic public facing areas.

Booking a collection is easy.

1. When the bins are 85% full, contact your assigned container refund point operator to arrange a collection.
2. On collection day, move the bins to a suitable loading area such as the kerbside or loading dock.
3. The operator will swap out the full bins for empty ones. You will move the empty bins back to the bin storage area.



240L Wheelie Bin

Height: 1060mm
Width: 585mm
Length: 730mm



120L Wheelie Bin

Height: 920mm
Width: 481mm
Length: 561mm



60L Corflute Bin

Height: 650mm
Width: 400mm
Length: 277mm

- **Gardens & Grounds:** Following the departure of 2 gardener's including the supervisor Luke in March and the long absence of the 3rd gardener due to a work injury, Hedge has recruited 3 new gardeners. Hedge has provided the work schedule below which has been presented to the Body Corporate last week.
- Management have been actively working with the Aveo Procurement Team on the Gardening contract options for the new financial year.



PEREGIAN SPRINGS - MONTHLY SITE PLAN

Week One – Mow all Zones
 Week Two – Zone One & Two Garden Maintenance
 Week Three – Mow all zones
 Week Four – Zone Three & Four Garden Maintenance

This is all weather dependant and any overlaps caused by weather will simply continue into the next week.

Mowing will be priority through Spring & Summer.



- **Ref 9.3 – Annual Painting Maintenance Programme**

Higgins and Programmed Maintenance have submitted their quotes in line with the Tender document for the 11 Year Painting Maintenance Program. The quotes are currently under review.

- **Ref 9.4 - Rubbish in the Gardeners' area**

Following the rearrangement of the Storage rooms in the Manor, several items have been temporarily stored in the gardeners' area until next week when they will be taken to the Tip.

The gardening staff have been instructed to keep the gate always closed as access to the area is restricted to staff only.

- **Presentation of Resident Survey Results 2023**

We seek the Committee's approval to schedule a date in April for the presentation to the Community.

Kind Regards,
Cosimo Ronconi
Community Manager
Aveo Peregian Springs

Communication from Management re Gardening 12th April 2024

Dear Residents,

Many of you have contacted me recently and provided your feedback about your Gardens.

As previously advised, the combination of extremely wet weather over the past 3 months, and staff issues experienced by the Gardening contractor Hedge, have caused delays for the mowing and general gardening across the whole village.

Hedge has now employed 3 new gardeners who are currently working in the village.

Hedge has provided the Monthly Site Plan below which was presented to the Body Corporate last week.

Please refer to the plan to see when the Hedge Team will be working in your zone next.

Management is actively working with the Aveo Procurement Team on the Gardening Contract options for the next financial year starting July 2024. We do apologise for any inconvenience and thank you for your patience.

Kind regards

Cosimo Ronconi

Community Manager

Peregian Springs
Country Club
Retirement Living



H HEDGE
PROPERTY SERVICES

