

PEREGIAN SPRINGS COUNTRY CLUB RESIDENTS' ASSOCIATION

Quarterly General Meeting (QGM) Tuesday 30th April 2024 - Minutes

Meeting opened at 2:00pm at The Manor, 21 Gracemere Blvd, Peregian Springs

1 Attendance, Apologies and Receipt of Proxies

Residents in Attendance:..... 55

Apologies: 18

2 Confirmation of Minutes of Previous Meeting

Steve Hill moved that the previous minutes as be accepted.

Helen Gava seconded.

Passed

3 Business Arising from the Minutes

None.

4 Chair's Report: Jan Corlett

CHAIR'S REPORT QGM APRIL 2024

Welcome everyone to the April 2024 QGM especially our new residents. It has been wonderful to welcome so many new residents to our lovely Village. We hope you will enjoy joining in all the varied activities and numerous events held throughout the year.

For those new to our Village, I'm Jan Corlett, Chair of the RAC, on my right is Richard Fullford, the Treasurer, and taking the minutes is the Secretary, Sue Day. You will have encountered Committee members John Davies and Judy Wrigley at the sign in desk. Unfortunately, our other committee members, Jan Trethewey and Graeme Pinnegar are unable to be here today.

With so many new residents now living in our community I thought I would just outline what is the role and responsibilities of the Residents' Association Committee (RAC), which contrary to popular belief is not just to authorise funds for social functions!

Firstly, the RAC is set up and adheres to the Retirement Villages Act and must adhere to the regulations stipulated in the Act. There is a copy of the Act in the Library for any resident to peruse. The RAC has its own constitution which must

not be inconsistent with the Act and must provide for a matter prescribed under a regulation, also the committee must conform with the constitution.

Secondly, a Sub Finance Committee comprising members of the RAC headed by the Treasurer, is formed to discuss with Management the draft budgets for the following funds:

Capital Replacement Fund, Maintenance Reserve Fund and General Services Fund.

The function of the RAC is to deal with the scheme operator on behalf of residents about day-to-day running of the village and any complaints and proposals raised by the residents. We are also members of the Association of Residents of Queensland Retirement Villages (ARQRV) whose guidance manual detailing roles, responsibilities and functioning of the RAC is in the Library.

In this Village we also have a Body Corporate Committee which is given powers under the Body Corporate Act and its duties include maintaining, managing, and controlling the common property on behalf of owners, such as the grounds and gardens; deciding upon the amounts to be paid by the owners to ensure that the Body Corporate can operate; and managing and controlling the Body Corporate assets. There is a copy of the Body Corporate Act in the Library.

We held a very moving ANZAC Day Commemorative Service here at the Manor last Thursday, which nearly 120 residents attended, followed by a delicious morning tea. Once again, we welcomed staff and students from St Andrew's Anglican College to participate in our service, which was greatly appreciated by residents. Special thanks must go to John Nowlan, who led us in prayers, to Rear Admiral Max Hancock (Retd) who gave another moving address, and to the other participants in the service. Also, to those residents who kindly assisted in the set up and the take down of the furniture both inside the Manor and outside on the patio. Your help is very much appreciated.

We have had several enjoyable social events recently which will be detailed in the Social Co-ordinators' report. Especially of note was the 20th Anniversary Birthday Celebrations attended by over 200 residents and staff, including staff from Head Office. Our thanks to Sue and Geoff Barden and a great team of helpers who made the event such an outstanding success.

Moving forward the Residents' Association Secretary will no longer be sending out emails to residents. It has proved very confusing and is now not necessary to have two email listings. All emails in future will be sent out by Aveo Admin. If you

received an email last week from the RAC Secretary regarding your email address, please, if you have not yet done so, give your email address to Lisa or Isabelle. Thank you.

I would like to give my personal thanks to my hardworking and dedicated committee who work tirelessly behind the scenes to ensure the Residents' Association Committee is a "smooth operation". Also, to our all the Bar Volunteers, especially Kerry Jewell our Bar Co-ordinator, Bob Jack our Stock Controller, to Sue and Geoff Barden, our Social Co-ordinators and their team, and to the organisers of the many and varied activity groups in the Village. Without you all, Peregian Springs Country Club would be a very dull Village!

The next QGM will be on Tuesday 23rd July, immediately followed by the AGM. Voting papers for the Residents' Association Committee, and Sub-committees will be sent out 3 weeks prior to the meetings. A Ballot Box will be available at Reception to receive your voting papers. All Committee and Sub-committee positions, apart from the Finance Sub Committee, which are not elected positions, will be up for election at this time as the tenure for these positions is only for one year, that is are elected each July for one year.

Thank you all for your attendance and attention.
Jan (Chair, RAC)

5 Quarterly RA Treasurer's Report: Richard Fullford

5.1 Financial Statement

See the Residents' Association Financial Statement attached at page 10 of the Minutes.

5.2 Report

Peregian Springs Country Club Quarterly Treasurer's Report January to March 2024

This report covers our third quarter, so for January, February and March. For the quarter we had income around \$11,500 of which the Bar contributed 90% and Social Events 10%. Overall takings were down this quarter. A lot of that is because we did not run many "paid" social events with the 20th Party being held, but it has also been a quiet time in the Bar. I don't think the weather helped and hopefully with more benign conditions things will pick up.

On the Expenditure side we spent around \$17,000 of which the running costs for the Bar constituted 43% and Social Events 52%. While expenditure on the 20th Party was a significant portion of this, in this quarter we also paid for catering for

Melbourne Cup, Remembrance Day and the Christmas Function as well as supporting the New Years Eve and Australia Day functions.

The operating loss was \$5,300 although our overall asset position improved by \$2,500. This seems counter-intuitive but as I mentioned in my last report, I had accounted for the expected expenditure for the quarter by an allowance for Known Debts. Essentially, our cash loss this quarter was recorded as an asset loss in the previous quarter.

More detail will be in the Treasurer's Report that will be attached to the minutes. Over this quarter, 65% of our income came in through EFTPOS. This is an improvement on the previous quarter. However, I would like to see it get much higher. It's so much easier and safer for everyone when money comes in by EFTPOS. As demonstrated by the recent short hiatus with Armaguard, while not in immediate danger, continued easy access to cash has a limited future. As always:

- 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 second quarter figures of the Village budgets managed by Aveo, and most areas are on track. The third quarter figures are only just available, and they will inform discussions around the budget for next year. Does anyone have any questions that they want to ask?

6 Reports from Sub-Committees and Working Groups

6.1 Report: Kerry Jewell (Bar Co-ordinator)

BAR REPORT FOR RAC MEETING 30/4/2024

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.

6.2 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 Peregrin Springs Country Club. This party was hugely successful and enjoyed by approximately 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 Ann and the staff served were delicious, so much so that we hope 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.

And last, but certainly not least, our thanks go to Kerry and all the bar volunteers who helped to keep us replenished in fine wine throughout the night!

We have a couple of exciting acts booked over the next couple of months, as follows:

Kristie Lawlor – Wednesday, 8th May 2024

We found Kristie on Facebook. She is a professional solo singer with 10 years of experience performing at restaurants, pubs, weddings, parties & corporate events. She sings all covers, including pop, rock, and soul music. This will be a BYO nibbles evening with residents setting up their own tables. The bar will be open thanks to Kerry and his team.

Black & White Night – Wednesday, 26th June 2024

We confirm the fabulous duo, The Famos has been booked. Kristen and Chelsea have been playing over 150 gigs every year on the Sunshine Coast. As an acoustic

duo, their especially synchronized harmonies set them apart as not just two musicians thrown together but a true duo singing and playing as one.

Ann has come up with an excellent two-course menu in keeping with our formal theme, one, we are sure, everyone will enjoy.

We are suggesting that residents and guests dress up in their finest for this very special evening of music and dancing.

This will definitely be an evening to remember.

We would like to end by warmly thanking all of the RAC members for their continued help and support.

7 Reports from Activity Groups

7.1 Pétanque/Bocce Court Report: Sam Denny (Delivered under Item 9 General Business)

Report to RAC QGM 30/04/2024

Progress to date

- AVEO Resident Referral Program. We have had three referrals, possibly four, which is great progress. 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, here or to another AVEO village, know about this great deal and they must alert the salesperson in order to claim the money and for the \$1000 to go to our village.
- The chocolate Santa sales raised \$235 so we have \$3235, possibly \$4235.
- Site agreed near BBQ and project plan for works and material has been discussed by Bob Jack with Cosimo.

Chair Jan added that the \$1,000.00 donated by Sales to the Village Residents' Association **MUST** be spent to the benefit of all residents.

To be actioned.

- Community Manager to find contractor and obtain detailed quote.
- Raffle to be organised, two prizes have been donated and we seek others such as donations of artworks. Volunteers to help with this would be much appreciated.
- **Best of the Bs for Bocce night...** music from the Beachboys, Beatles, and Bee Gees, will be a fundraising event and drawing of the raffle... date to be determined to fit with our busy social event calendar.

7.2 Diners' Club Report: Anne Marshall

THE DINERS CLUB

The Diners Club continues to flourish after running successfully for approximately 7 years.! We meet every 6 weeks for a delicious lunch, some social interaction and some fun!

We started this year off with a lovely lunch at The Loose Goose , in Twin Waters, followed by Yum Cha at the delightfully renovated Chinadina restaurant, in Noosaville.

For a change of format, some of our members are looking forward to an exquisite Afternoon Tea at Noosa Springs resort on 1st May.

Our next lunch is booked at lovely Lucios Marina restaurant, on the waterfront , at Tewanin, where Italian culture combines with excellent local produce — on Wednesday 15 May. Bookings still open.

To join the Diners Club and receive all our informative emails, please contact Anne Marshall on 0418 858 864 , or Glenda Townsend on 5448 2202.

Bon Appetit, Anne

7.3 The Manor Book Club and Movie Club: Trish Kelly

THE MANOR BOOK CLUB AND MOVIE CLUB

Thanks for giving me the opportunity to inform residents about our friendly Book Club. We meet on the first Friday of each month. We receive eight copies of the chosen book and hand the book to the next reader when finished. All residents are welcome to come and join. We recently welcomed a new reader and member, Tony, and we look forward to including Tony in our discussions about the Book Club required reading book and any other interesting and informative books that our readers recommend. In this way we can broaden our reading and understanding.

In May we will be watching a charming, tender love story “My Sailor, My Love” set in Ireland. Finbar Furey sings “The Last Great Love Song” at the Irish wedding in the movie. Everyone is welcome to come to the Movies on Saturday 18th May at 2.00p.m.

(While preparing this report I have just watched the above song on You Tube - it is so heart-wrenching and lovely – we could have a musical afternoon with just the songs by the Fureys).

I have recorded a wonderful documentary about John Farnham called “Finding the Voice” and I would like to show it one Tuesday afternoon and then encourage

residents to stay and enjoy Happy Hour. I look for expressions of interest from residents and then I can set a date for the presentation.

Happy Reading and Watching

Trish Kelly

V126

7.4 Bowls Report: John Weeden

Bowls Report

It really has been a mixed bag since Xmas, if it was not raining it was uncomfortable with the heat and humidity, so the Nos have been well down on Thursday and Sunday. the good news is the weather is picking up last week we had three rinks in service the first time since the Xmas break.

We also would like to formally welcome three new players, Dot and Ian Parkinson and Margaret (Maggie) Duncan. Again, not sounding like a stuck record ((remember them,) if any resident would like to learn to play bowls, come along on Thursday to the bowling green at 2 PM and you will be made very welcome and you can learn and take part in a fun game, if you are interested there are 2 bowls sign on sheets in the LIBRARY for Thursday and Sunday bowls games.

7.5 Jazz Junction: Denny Birang (Delivered under Item 9 General Business)

Denny reported that the next Jazz Junction to be held in the Theatre would be a Tuesday afternoon in June, the date to be confirmed. All are welcome to attend.

Also, if anyone would like to join the Jazz Group, please contact Denny, Hazel Birang, or Anne Marshall.

7.6 Aqua Aerobics: Jackie Wearne (Delivered under Item 9 General Business)

Jackie reported that Aqua Aerobics is about at an end due to the temperature of the pool water. 22 degrees is just too chilly!

Instead, Jackie has started an exercise group which takes place on Wednesday mornings in the Manor. Details can be found in the Aveo Newsletter.

8 Body Corporate Report Cheryl Hodges (Secretary BCC)

RAC Quarterly Meeting, 30/4/2024

All residents now receive a copy of the Body Corporate's Minutes each month so there is nothing to add to the April Minutes.

However, I would just like to address the issue highlighted in BOLD print under Outward Correspondence - Secretarial Note 5.1 of the April RAC Minutes.

It was an oversight that the correspondence from Mr. Warrick was not listed under Inward Correspondence in our March Minutes as a

COPY letter, but I would just like to let residents know that the forwarded letter to the Village Manager & myself, dated 22nd February from Mr. Warrick was answered by the Village Manager, Cosi on 26th February – a full page reply, 4 days after receipt of correspondence & 5 days before our committee meeting!

Residents just need to be assured that Mr Warrick's correspondence was received & a reply promptly given!

9 General Business:

Steve Hill raised the issue of residents allowing visitors to stay in their villa when they were not present which is contrary to purchase agreements or lease conditions. He referenced the text of his own purchase agreement which states that "You must not allow a Visitor to use your Unit if you are not staying there at the time." Similar statements are included in leases.

Steve provided examples of recent occasions when this rule had not been adhered to. This had been raised with Village Management who followed up and confirmed that the visitors were there with Resident permission.

Steve contended that even though the Visitors were given permission by the Resident of the villa, it remains a breach of the purchase agreement or lease conditions which Management should be enforcing.

Secretarial Note:

Residents with concerns on this should raise it with Village Management. The Village by laws are attached for residents' information at attachment 2.

10 Date and Time of Next QGM/AGM

2.00pm Tuesday 23rd July 2024.

Meeting closed at 2:50pm

Jan Corlett
Chairperson
10th May 2024

Sue Day
Secretary
rapscs.secretary@gmail.com

Attachment 2 Village By-Laws

SCHEDULE C BY-LAWS

1. Retirement Village Scheme

1.1 Peregian Springs Retirement Country Club is part of a registered retirement village scheme under the **Retirement Villages Act 1999**. The **Retirement Villages Act 1999** overrides the **Body Corporate and Community Management Act 1997** to the extent that there is any inconsistency between them.

1.2 In these by-laws:

Operator means the person that is the operator of the Retirement Village Scheme within the meaning in the **Retirement Villages Act 1999**.

Sublease means the sublease between the Operator and Resident pursuant to the **Retirement Villages Act 1999** granting the Resident occupation of a lot in Peregian Springs Retirement Country Club community titles scheme.

Residential Unit means a lot that is a residential unit.

Retirement Village Scheme means the retirement village scheme that is registered under the **Retirement Villages Act 1999** and which contains Peregian Springs Retirement Country Club community titles scheme.

Village means the retirement village that contains Peregian Springs Retirement Country Club community titles scheme.

1.3 A reference to "you" or "your" means a person that is an owner, lessee, mortgagee in possession or occupant of a lot.

2. Lots and common property

Use

2.1 The lots and the common property must not be used in a way that is inconsistent with the Retirement Village Scheme.

2.2 You must not occupy a lot that is a residential unit unless your occupation of that lot is provided for in a Sublease.

Cleaning, maintenance and pests

2.3 You must keep your Residential Unit:

- (a) clean and remove rubbish at least weekly; and
- (b) maintained in good condition and repair any problems with internal plumbing and wiring; and
- (c) free of pests and vermin.

2.4 If there is an air conditioner that is for your Residential Unit only, then you must keep it maintained in good condition and have it serviced according to the manufacturer's recommendations. This applies even if the air conditioner is on common property.

Rubbish bins

2.5 Rubbish may only be put in proper bins provided by the local council or the Operator. If there is a bin for your Residential Unit only then you must keep it reasonably clean and do your best to prevent bad odours.

Plants and gardens

2.6 If you have plants on your balcony or a garden in your Residential Unit then you must keep them in good condition. Any dead plants must be removed. If you have a garden then you must keep it reasonably free of weeds.

Structural alterations

2.7 You must not:

- (a) make a structural alteration to your Residential Unit; or
- (b) enclose, cover or partially cover a balcony, terrace or court yard of your Residential Unit,

unless you have the written consent of the Operator and any other approval required by law.

Use of plumbing etc.

2.8 The plumbing, gas and electrical equipment and systems in your Residential Unit must not be used for any purpose for which they were not

designed. You must turn off the hot water system if your Residential Unit will be unoccupied for more than a month.

Fire risks

2.9 You must not store or use flammable materials in your Residential Unit unless you have written consent from the Operator. However, you may keep reasonable quantities of things that are normally kept in a home (for example, you may have a gas bottle for a barbecue).

2.10 You must not do anything that may increase the cost of fire insurance for the scheme or breach any laws about fire safety.

Notice of damage

2.11 You must promptly notify the Operator of any damage to, or problem with, the services supplied to your Residential Unit, including: water, security intercom, electricity, telephone or television connection.

Security

2.12 Windows and external doors in Residential Units must be locked when nobody is at home.

Animals

2.13 Subject to contrary laws, you must not have an animal in your Residential Unit without the written consent of the Operator; however, you may have fish in a fish tank.

Gardens and Plants

2.14 Gardens, plants and parts of a plant on the common property must not be damaged or removed except in the course of maintenance and gardening authorised by the Operator.

Parking and driving

2.15 You must only park in the car park for your Residential Unit or in car parks set aside by the Operator for use by residents of the Village.

2.16 You must not park in car parks that are set aside by the Operator for visitor parking.

2.17 You may only drive on the parts of the common property designed for that purpose. You must not drive an unregistered vehicle on the common property. You must not drive unless you have a

current drivers licence for the vehicle you are driving.

2.18 The maximum speed limit is 10 kilometres per hour.

Plant rooms and store rooms

2.19 The Operator must keep the following areas locked:

- (a) electrical substations or control panels; and
- (b) fire service control panels; and
- (c) telephone exchanges; and
- (d) other services to the lots and common property

unless doing so would be contrary to a law. You must not enter or open these areas unless you have written approval from the Operator.

3. Conduct on scheme land

Noise

3.1 You must not make or allow any noise in a lot or on the common property that would unreasonably interfere with the enjoyment by others of a lot or the common property. If noise is unavoidable then it must be minimised.

Obstruction

3.2 You must not prevent or obstruct another person from lawfully using the common property.

Notice of accidents

3.3 You must notify the Operator if you are involved in an accident on common property and give a reasonably detailed description of the circumstances.

4. Village security

4.1 The Operator may operate a security system preventing unauthorised entry to the scheme land.

4.2 If there is a security system then:

- (a) if you lose a key you must notify the Operator as soon as possible; and

- (b) the Operator may cancel keys that are reasonably believed to be lost; and
- (c) you must comply with the security system; and
- (d) you must not do anything that may affect the operation of the security system.

5. Other matters

Visitors

- 5.1 You must make sure that your visitors comply with these by-laws.

Pay television and communications services

- 5.2 This by-law applies if a person wants to supply pay television or communications services to lots. The Operator may allow that person to install equipment on common property and to connect that equipment to the common electricity supply.

Display unit

- 5.3 Despite any other by-law, the Operator may use any Residential Unit it occupies as a display unit.

6. Exclusive use

6.1 Car Parking Exclusive Use Area

- (a) Each lot identified in Schedule E of this CMS has an exclusive right of use of the car parking area allocated to that lot in Schedule E of this CMS.

- (b) The owner or occupier of a lot entitled to an exclusive use car parking area (**Exclusive Car Park**):

- (i) must use the Exclusive Car Park for car parking purposes only;
- (ii) must keep the Exclusive Car Park in a tidy condition;
- (iii) must not litter or allow oil to drip from vehicles onto the ground or use it so as to create a nuisance;
- (iv) must not construct or install any improvements in the Exclusive Car Park without the prior written approval of the Body Corporate; and
- (v) will be responsible for the cost of the repair and maintenance of the Exclusive Car Park.

- 6.2 The Body Corporate, the Operator and each of their employees, agents and contractors on giving reasonable notice except in the case of emergency when no notice is required may enter upon the Exclusive Car Park for the purpose of inspecting the same or for carrying out works or effecting repairs and maintenance to utility infrastructure, the common property, the lot which has the benefit of the Exclusive Car Park or any other lot.