

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

Annual General Meeting (AGM) Tuesday 16th July 2024 – Minutes

**Meeting opened at 2.58 p.m. at The Manor, 21 Gracemere Blvd,
Peregian Springs**

1. Attendance, Apologies and Receipt of Proxies

Residents in Attendance: 127

Apologies: 12

Secretarial Note: The quorum for an AGM is 35% of residents. There are 312 residents meaning a quorum is 109 so this meeting reached a quorum.

2. Confirmation of Minutes of Previous Meeting

Jan Corlett moved that the previous minutes be accepted

Seconded by Sheila Hooper

Passed

3. Business arising from the Minutes

No previous business.

4. Confirmation of Returning Officer

John Davies has accepted the position of Returning Officer, if there is a need for a Returning Officer at the meeting.

5. Announcement of Uncontested Committee Positions

Since a ballot was not required a Returning Officer was not required. Chair, John Parsons thanked John Davies for agreeing to perform the task.

As the number of nominations for the vacant positions on the RAC and sub-committees exactly matched, a ballot was not necessary so the following appointments to the RAC were confirmed:

- Executive positions:
 - Chair: John Parsons
 - Treasurer: William (Bill) Henderson
 - Secretary: Sharon Jack

- Ordinary Committee Members:
 - Kerry Jewell
 - Bob Jack
 - Robyn Palmer
 - Judy Wrigley

- Sub-Committees:
 - Bar Co-ordinator: Kerry Jewell
 - Bar Stock Controller: Bob Jack
 - Kitchen Co-ordinator: Sheila Hooper
 - Social Co-ordinators: Sue and Geoff Barden

Chair, John Parsons introduced the new Committee members.

6. Treasurer's Report: Bill Henderson

Treasurer Report for the Year to 30 June, 2024.

Detailed accounts for the 12 months to 30 June, 2024 are in the schedule attached to these minutes. Refer to Attachment 1.

I took responsibility for the finances and accounts of the Residents Association in mid June of this year, following Committee changes. The accounts for the year are thus based on the work of the previous Treasurer, Richard Fulford, who maintained meticulous and organised records. I would like to acknowledge Richard's gracious assistance with the transfer of responsibility.

The accounts are essentially cash flow statements, rather than profit/loss reports. All items, even small capital costs such as new tables, are expensed as they are incurred. The only matters not promptly expensed are charges from Aveo for catering services – though estimates of these outstanding at the year end are shown in the Schedule of Association Assets. Thus, there are no unwelcome cash surprises after the year end.

The Bar is pivotal to the finances of the Association, and it is encouraging to see that turnover, and thus profitability, was increasing in the latter part of the year.

The Bar results were:

Takings	46,852
Increase in Stock	<u>554</u>
	47,406
Less,	
Purchases	30,961
Expenses	421
Licences	<u>1,222</u> <u>32,604</u>
Profit for Year :	<u>\$14,802</u>

This was an extremely good result by the Bar `People`, and thanks should be given for all of their efforts.

This profit also `repaired` the finances which had a mid-year dip following some significant social event expenses, which, by the nature of the events, required subsidy by the Association. The cash resources are now back to a level comparable with previous years, and again able to meet anticipated expenditures on behalf of Residents.

7. Chair's Report: John Parsons

Thank you everyone for your support in endorsing the new committee. Let me firstly give a vote of thanks to the previous committee. A number of them had served the village residents for many years through some turbulent times including Covid, a seemingly endless revolving door of Community Managers to name just a couple. These were not easy periods and the previous committee is owed a debt of gratitude for their work.

However, we have moved on and a new committee is in place. We don't regard our roles as life time jobs nor do we have a mortgage on new ideas but moreover as a group with some fresh thinking. We would very much welcome your ideas for some new thinking in the village as well.

What I would like to do now is briefly outline some of that fresh thinking and some thoughts that may be new to some and some ideas that have been successful in the past, but before I do that I want to make this aspect very clear to every resident. The Committee is there to serve you and our mandate is to represent all residents with the scheme operator and ensure you are treated fairly in budgetary, procedural and administrative matters. We are not decision makers unless we obtain authority from you to do so. We are not the only thinkers in the village. We do not "run" the village.

Having said that we are not running BHP or managing the Pentagon either. Our aim is help you where we can, to enhance your experience here in the village but at the same time not take ourselves too seriously. We are here to enjoy the experience as well.

Ok then, what could be some of the actions or plans that we might consider going forward. One that comes to mind is to perhaps modify our residents committee constitution to ensure fresh thinking and ideas cycle regularly through the committee over time. This could take the form of allowing committee members to serve a maximum number of years before they have to step down for a period and then maybe nominate again after some time away. If you agree that this is something we should look at then we'll examine this more closely and come back with a plan for discussion. Of course an unintended consequence of this action is that insufficient nominations come forward and the committee may disband.

Another action to consider is closer collaboration between the Residents Committee and the Body Corporate Committee. To my mind this is a no brainer. Whether leaseholders or free holders we share many common aspects and facilities in the village. To collaborate on matters such as budgets, major contracts makes obvious sense. Already in the past few weeks the Finance groups of each committee has already met jointly with Aveo on three separate occasions to discuss the draft budget for 2024/25.

Let's turn our attention now to the social side of village life. This social aspect of living in the village is an area in which we all can participate in, hopefully free of the external issues or pressures we may have. To this end the Committee is determined to put the "happy" back in Happy Hour. We've already got some really good suggestions on how to do this, including lucky draws, hot nibbles, maybe Pizza and BBQ's, some music on occasions. So any suggestions you might have are most welcome.

Next on my list is events. We have enjoyed and appreciated Sue and Geoff being able to organise and put on various events for us. These are well run and even more so, well patronised. My question or questions are, do we have the right mix of events, are they held too frequently or not frequent enough. Is the catering pitched at the right level as far as style or pricing goes. Is live music always the right theme or should we consider a jukebox which anyone can put on a song or two. Again your ideas are encouraged.

Our various activity groups deserve some consideration. Already we have some 17 or so different groups engaged in regular activities ranging from sporting groups to art, aqua, board and table games, crafting, line dancing and Trivia to name just a few. Soon we might have Bocce or its French equivalent. How can the Residents Committee be of assistance to these various groups. Do you want assistance at all. How can the RAC enhance their experience.

How well do we look after our newest residents? Are they made to feel special when they first arrive? Do we introduce them to the co-ordinators of the various activity groups. Could the committee do a better job in welcoming the new chums to our gang. Could we introduce a "buddy" system for new residents, especially those on their own for the first few days?

The Residents funds are an area also for discussion. We have several thousand dollars in cash and bar stock assets. That's nice ...I hear you say... but what use it to you if it's in the bank. Is it being kept for a rainy day? What do you want to do with that money? If the answer is nothing in particular that's fine, however we ought to have a discussion on the matter of how to best use your funds.

And lastly but not insignificantly, is behaviour and respect. I know that sometimes residents get testy when they perhaps feel that their particular grievance has not been addressed to their satisfaction, but being discourteous to committee members is a surefire way to get their issue firmly placed at the bottom of the pile. As well as having the time and energy to think about your particular problem, I can almost guarantee you have thought about possible solutions to your issues. Please bring those forward when speaking to us about your issues. You can be assured that your issues will be taken seriously by your committee, however there may be times where the matter is referred to Aveo because they are the operator and have the authority or other times where simply the matter cannot be resolved by committee intervention. So I ask that you be respectful with us and that will be reciprocated. We are, after all a group of volunteers trying our best.

In conclusion, we are here for you, give us a go and if you don't like what you see, please put up your hand and nominate for future committee positions. Don't hide in the shadows and snipe from the sidelines.

Come and approach us, your ideas are welcome.

Thank you and I'll ask now if you have any questions.

8. General Business

Bronwyn Kennedy V 179, What is the Committees preferred way of putting suggestions forward. Chair, John Parsons responded, face to face. However, emails can also be used.

Hazel Birang V 61, Asked if all volunteers could have a name badge with VOLUNTEER on the badge. They are not staff, they are volunteers. Some residents view them as staff.

9. Date and Time of next AGM

July, 2025, date to be advised.

Meeting closed at 3.21 p.m.

Attachment 1 - Annual Treasurer Report for the Year to 30 June, 2024.

	This Year	Last Year
Income :	\$	\$
Bar Takings ETF	30,990	
Bar Takings Cash	15,862	
Social Events EFT	9,582	
Social Events Cash	2,785	
Xmas Raffle	1,011	
Portofino Donation	<u>400</u>	
Total Income :	<u>\$60,630</u>	<u>\$60,544</u>
Expenditure :		
Bar Supplies	30,961	
Bar Expenses	421	
Liquor Licences	1,222	
Social Events	19,519	
CBA Mcht Fees	689	
Skip Bins	2,280	
Library Books	1,382	
Office Supplies & Sundries	1,727	
Equipment (Tables & Curtains)	1,335	
Xmas Raffle Prize	400	
AGM Free Drinks	208	
ARQV Sub	<u>90</u>	
Total Expenditure :	<u>\$60,234</u>	<u>\$55,377</u>
Net Cash Surplus :	<u>\$396</u>	<u>\$5,167</u>
	This Year	Last Year
	\$	\$
Cash Balances at 30 June, 2024	15,055	14,659
Less, Balances B/F	<u>14,659</u>	<u>9,492</u>
Cash Flow Surplus For Year :	<u>\$396</u>	<u>\$5,167</u>
Residents` Assoc. Assets		
Cash at Bank etc	15,055	14,659
Imprest Bank a/c	3,000	3,000
Bar Stocktake	4,255	3,701
Bar Float	250	250
(Events still to pay to Aveo)	<u>(3,140)</u>	<u>(2,500)</u>
Total Assets :	<u>\$19420</u>	<u>\$19,110</u>