

# AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

Committee Meeting, Tuesday, 20<sup>th</sup> August, 9.30 a.m. Meeting Room, The Manor

## MINUTES

### 1. Attendance

John Parsons (Chair), Bill Henderson (Treasurer), Sharon Jack (Secretary), Committee Members, Kerry Jewell, Bob Jack, Robyn Palmer and Judy Wrigley.

### Apologies

No apologies.

**Definition:** "The Committee" means the Aveo Peregian Springs Residents' Association Committee.

### 2. Confirmation of previous Minutes

Bob Jack moved that the minutes of the previous meeting be accepted.  
Seconded by Bill Henderson.

### 3. Present by Invitation

Community Manager (CM), Cosimo Ronconi and Isabelle Jones (Assistant CM) arrived at 9.00 a.m. and addressed the meeting, via the CM's report (see attached) refer to Point No. 4 and left the meeting at 10.02 a.m.

### 4. Community Managers Report

Refer to Attachment 1 Community Managers Report.

### 5. Business arising from previous Minutes

#### 5.1 Pool shade cloth

Extract from the CM Report. Refer Attachment 1.

- **Pool Shade:** The Aveo Facilities Team has sourced the following product to provide shade around the Pool area:
  - Qty. 4 Commercial Fixed Umbrellas.
    - 3.5m Octagonal
    - Acrylic Fabric – it won't fade (as you wanted a bright colour)
    - 5-year warranty on frames
    - 2-year warranty on canopies
    - Removable handle system for public settings
    - Marine grade stainless steel fittings and bases

- Powder coated bolt down base
- 80 km/h Wind Rated
- *Same product installed at Kings Beach at Council Rock Pool – they have lasted 20yrs!*



The Committee can pick a fabric colour from the chart below and pick a colour for the steel base.



✓

✓

Green and Orange were the colours chosen for the umbrellas with white Frames.

Consideration was given to canvassing residents about the colour, however, it was decided that there would be far too many opinions, so the Committee chose the colours.

## 5.2 Containers for Change

Chair, John Parsons would not recommend a Village wide system if 2 Containers cannot be placed in every garbage receptacle because the residents would be reluctant to walk to another location to dispose of recyclable waste. Also some residents already have personal arrangements in place for recycling their bottles and cans.

## 5.3 Handbook

Updating hard copies of the Handbook is difficult, time consuming and photocopying and stationery is expensive.  
A hard copy of the Handbook will be given only to new residents.

The digital copy of the Handbook on the Computer Club web site will be kept updated and one copy will be kept in the Library for easy access for residents.

Secretary, Sharon Jack to invite the Body Corp Committee to consider participation in the residents handbook.

#### **Shadow Box Display Case**

Secretary, Sharon Jack presented a different style for the Handbook. A shadow box display case that can be mounted on a wall with the most used and relevant information displayed inside a locked door. Pending approval from CM, Cosimo Ronconi.

The information sheets can be easily replaced when updating. The cost of the Shadow Box Display case would be approx. \$350 to \$400. Prices to be obtained. Secretary, Sharon Jack to discuss with the Meet and Greet Team.

#### **5.4 Transfer of Liquor Licence**

Approval for the Transfer of a Liquor Licence takes approx. 8 to 12 weeks. Approval should be received within the next week.

#### **Change of Liquor Licence**

We currently have a Subsidiary On Premises Licence. This is a Commercial Licence. This Licence requires ALL persons serving alcohol to have a current Responsible Service of Alcohol certificate (RSA).

On consultation with the Office of Liquor and Gaming Regulation (OLGR), it was recommended that we change to a Community Licence. This type of Licence suits Retirement Villages. Not all persons serving alcohol are required to have an RSA, but there must be one person on duty with an RSA. The benefits of changing to this Licence should be an increase in people offering their services as Bar Volunteers. However, this type of Licence restricts operating hours to 25 hours per week. This will not affect our weekly hours of operation, i.e., Happy Hour, and after Bowls drinks, and also Events. There are hours remaining for other functions. Days and hours of operation remain unchanged. Annual fees will be lower at \$393.00 compared to \$780.00 for our current licence. Passed unanimously.

Secretary, Sharon Jack to research the feasibility of changing our Liquor Licence.

#### **5.5 Melbourne Cup**

Judy Wrigley will Manage the Melbourne Cup Event.

Judy to put a team together to assist with all aspects of the event.

Kerry and Robyn will manage the Sweeps. Megan will assist Judy with set up, i.e., decorating tables, etc. Sharon Jack will assist with required documents and payments and Bob Jack with set up of tables, chairs and racing table and pack away.

## **5.6 Remembrance Day**

Bob Jack to meet with the Remembrance Day Sub-Committee to organise.

## **5.7 New POS System**

Secretary, Sharon Jack and Bob Jack visited the GemLife Village in Maroochydore to observe their Bar Operations during Happy Hour on a Sunday night. Discussions were held with Tim Curtin, President and Pam Cranston, Treasurer and the bar volunteers using EposNow as well as the Raffle Ticket sellers using the Pro+ to sell raffle tickets to patrons at their tables using card payments. All were highly impressed with the system and would recommend EposNow for any retirement village's bar operations.

The new system will be a touch screen with automatic processing. Bar volunteers will no longer be required to manually add up multiple drink orders and type in the amount.

Benefits of the new system are quicker service, accurate input with less errors, recording and reporting, separating payments. Payments for Events will be able to be made at the Bar at HH and Raffle tickets can be purchased by Card.

Prices were received from EposNow and Square. The EposNow quote was approved. EposNow will assist with setting up the system, training volunteers and provide support.

The new POS System for the Bar was passed by the Committee. Secretary, Sharon Jack and Kerry Jewell are to manage the installation of the new system.

## **5.8 Proposed Event – Denny & Hazel**

An "Olympic" Event proposed by Denny and Hazel will take place on Wednesday the 16<sup>th</sup> October, 2024. It will be a late morning through to lunch time event.

Guests will be invited to compete in a number of "novel" Olympic Events followed by a Spit Roast lunch catered for by Dizzy Spit Roasts.

More information on this new event will be distributed in coming weeks.

## **6. Correspondence IN**

**6.1** Letter received from Eckart Weideling Unit 53

**6.2** Letter received from Cheryl Hodges re invitation to participate in the recent Budget financial meeting.

**6.3** Email from Bronwyn Kennedy and Prue Curtis nominating for Meet and Greet Team.

**6.4** Email from Sue and Geoff Barden re Swimming Pool.

**6.5** Emails from Sue Day re Leasehold and Body Corporate Working together.

**6.6** Email from Sue Day re Skip Bins.

### Correspondence OUT

- 6.1 Respond to Eckart Weideling thanking Eckart for his useful information.
- 6.2 Respond to Bronwyn Kennedy and Prue Curtis. Refer to 9.1, thanking Bronwyn and Prue for their initiative nominating for the new Meet and Greet Team.
- 6.3 Respond to Sue and Geoff Barden. Refer to 5.1. and the CM's Report Attachment 1.
- 6.4 Respond to Sue Day. Refer to 9.4.
- 6.5 Respond to Sue Day. Refer to 9.7.

## 7. Treasurers Report

July was a reasonable month for RAC finances. Attendances at Happy Hours were good, with the AGM and a Special Event increasing the bar takings for the month to over \$5,300 - compared with a 2023/24 monthly average takings of a bit under \$4,000. Though these sales provided a cash surplus of about \$1,200, there was still a small deficit for the month due largely to payment of the annual liquor licence of \$780, and `free` drinks at the AGM of \$290. Cash balances of over \$16,000 at month end remained healthy, but these were reduced in August by the \$3,140 owing to Aveo at 30 June, and invoiced and paid this month. \$550.00 for Anzac Day and the balance the Black and White night.

As you will know, the only income receivable by the RAC comes from bar takings (other than a small contribution from the Xmas raffle). There are no fees , levies or whatever, just the (willing?) contribution made by the Village drinkers. The RAC has annual `fixed` costs of about \$7,000 (skip bins, library books, licences, bank fees, stationery etc.). To cover these the bar requires sales of over \$20,000 each year. Individual costs such as skips and library books require sales of over \$6,000 and \$5,000 respectively. However, the biggest `cost` item last financial year was `social events`. Here, income was \$12,000, expenses were about \$22,000, and so the `subsidy` from the RAC for these events was about \$10,000.

However, not all events required a subsidy, Some, such as the recent `Italian Night`, transformed an apparent `subsidy` to a surplus due to the thirst of the attendees. There were 93 attendees (approx. 33% of the Village`s residents), and the figures were:

|                  |             |            |             |
|------------------|-------------|------------|-------------|
| Income :         | 93 @ \$20   |            | 1860        |
| Expenses :       | pizzas      | 1580       |             |
|                  | Entertainer | 400        |             |
|                  | Sundry      | <u>250</u> | <u>2230</u> |
| Apparent Subsidy |             |            | \$370.      |

However, these 93 stalwarts managed to put away over \$1,000 of drinks etc., giving a bar profit of over \$300 - effectively making the event self-supporting.

The purpose of these meanderings is not to draw any conclusions, but to give Residents a better understanding of how the finances of their Committee work. In particular, of where the money goes, how much is really required to support `things`, and importantly, of where the money comes from. (Thanks, here again, to the cohort of Bar volunteers who make it all work.)

## **8. Sub-Committee Reports**

Refer to Attachment 2

Bar Co-ordinator: Kerry Jewell

Events Co-ordinators: Sue and Geoff Barden

The following costs were approved by the Committee:

- New Years Eve, 2024 – Rick McCann DJ. \$550.00
- Johnny Spitz, Wednesday 19<sup>th</sup> March, 2025. \$400.00
- Ravie, Wednesday 18<sup>th</sup> June, 2025. \$400.00
- Purchase picture frame and flyer holders \$50.00

## **9. New Business**

### **9.1 Meet and Greet Team**

The Committee accepted the offer from Bronwyn Kennedy and Prue Curtis to be the new Meet and Greet Team.

Judy Wrigley advised that a resident from The Manor should also be part of the Meet and Greet Team and Leonie Quint was nominated and accepted.

Secretary, Sharon Jack to arrange a Meeting with Bronwyn, Prue and Leonie to discuss the way forward. Assistant CM, Isabelle Jones, also to be included in these meetings.

### **9.2 Name badges for Volunteers with BAR VOLUNTEER on the badge**

Kerry Jewell to make a list of all Bar volunteers requiring a new Name badge.

Bob Jack to meet with the Bar Volunteers and CM, Cosimo Ronconi to discuss the possible provision of Polo Shirts with “Bar Volunteer” on the shirt

### **9.3 Specialist Band for 0-50’s Villages**

Email from Sue and Geoff Barden. To be kept on file for future reference.

### **9.4 Preparing the future – Aveo’s transitioning the village from Leasehold/Freehold mixture to Leasehold only – implications for residents.**

John Parsons and Robyn Palmer attended the Aveo hosted committee roundtable conference in Brisbane recently. Pat Bowen and Tom Shaw also attended representing the BCC. There were 26 Aveo villages represented from Cairns to Murwillumbah.

The day was effectively split into the morning session where Aveo did a bit of self promotion on their business achievements and the afternoon session was more a Q&A format where village representatives were able to ask direct questions of Aveo management. On the matter of future village arrangements Aveo COO Natalie Patterson confirmed that in Queensland villages leaseholders would be given more of a direct input into village decisions by way of Aveo (the scheme operator) granting their proxy vote to leaseholders. This will take the form of an agreement between the various Body Corps and the scheme operator. These agreements will be annually renewed. She further said that these arrangements are put in place in villages where the number of BC residents is declining and leaseholder numbers are increasing. Similar arrangements are already in place at Aveo villages in two other states.

**9.5 Possible Changes to RA Constitution** (finite terms for executive and committee members, one resident one vote or one accommodation unit one vote?) Engage with ARQRV on existing precedents.

Secretary, Sharon Jack to arrange a meeting with Chair, John Parsons and a representative from ARQRV, Ray Jordan, to discuss the pros and cons of constitutional change on these matters.

The Chair hopes to have further information about this matter for discussion at the QGM in October.

**9.6 Residents funds**

The Committee hopes to canvas residents on what they would like to do with their funds? How to best do this.

Chair, John Parsons to raise this at the next QGM in October.

**9.7 Skip Bins**

The Committee approved hiring one 8 m<sup>3</sup> skip bin at a cost of \$900.00 for 10 days during October. Actual dates to be confirmed.

**9.8 Outdoor Lighting**

The current fairy lights are to be removed and new Festoon lighting to be installed. Up to \$200.00 was approved by the Committee for the new lighting. With spring and summer weather coming and residents being able to sit outdoors, the new lighting will improve the ambience for patrons at Happy Hour and the end of month BBQ. The warm white LED lighting will set the mood right with the right illumination level for comfort. Bob Jack to remove the existing Fairy lighting and install the new Festoon lighting around the sail.

**9.9 ARQRV Zoom Meeting**

Secretary, Sharon Jack advised she is not available to attend the ARQRV Zoom Meeting on Wednesday 28<sup>th</sup> August. Treasurer Bill Henderson to attend.

Secretary, Sharon Jack to advise ARQRV and Bill of details.

#### **9.10 Aveo Monthly Newsletter**

Chair, John Parsons, to write a piece for the Newsletter.

#### **9.11 November Events**

**Pat a Pooch Day.** A date is to be decided to restart Tuesday HH, Pat a Pooch Day.

**The Noosa Concert Band** event will not be held this year due to too many events at this time.

#### **9.12 Juke Box**

Chair, John Parsons proposed purchasing a Juke Box for the Bar. John to research prices, etc., and report back to the Committee.

#### **9.13 Bus Trips**

Chair, John Parsons suggested introducing Coach Trips outside the village for Lunches and or other trips. John to provide costs and more details.

#### **9.14 Lunch**

RAC members and partners to attend a lunch in the Manor on Tuesday, 17<sup>th</sup> September. Judy Wrigley to organise.

**Meeting closed at 11.55 a.m.**

#### **Next Meeting Date**

September 17, meeting room The Manor.



# ATTACHMENT 1.

## Community Managers Report

Tuesday 20<sup>th</sup> August 2024

Last Committee meeting was held on 25<sup>th</sup> June 2024

### Items arising from Previous meeting:

- **NBN Upgrade:** Nole Beardwood has advised that the current NBN cabling is FTTP to the node and then copper to the premise.
- **Pool Shade:** The Aveo Facility Team has sourced the following product to provide shade around the Pool area:  
Qty. 4 Commercial Fixed Umbrellas.
  - 3.5m Octagonal
  - Acrylic Fabric – it won't fade (as you want a bright colour)
  - 5-year warranty on frames
  - 2-year warranty on canopies
  - Removable handle system for public settings
  - Marine grade stainless steel fittings and bases
  - Powder coated bolt down base
  - 80 km/h Wind Rated
  -

*Same product installed at Kings Beach at Council Rock Pool – they have lasted 20yrs!*



#### Octagonal Umbrella Sizes

Measured from the longest point across the diameter.

3.5 m Octagonal



#### Coverage in Square Meters

8.73 sq m

The Committee can pick a fabric colour from the chart below and pick a colour for the steel base.



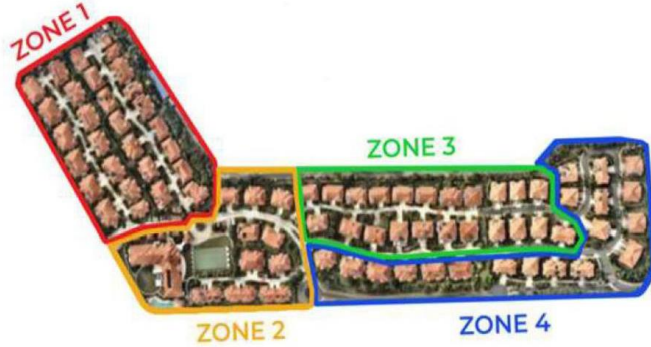
- **Gardens & Grounds:** After discussing the quotes received from other contractors who were called to tender for Peregian Springs, in consultation with the Village Sub-Finance Committee and Body Corporate Committee, it has been decided to grant Hedge the extension of one more year service, by accepting the option part of the original 2Y+1 contract.
- Changing contractor this year would have not been financially viable, considering the negative effect that would have resulted for all Resident's levies, already subject to other cost increases beyond our control.
- The current annual cost of the contract with Hedge is \$ 269K.
- The other quotes received for 3 full time gardeners where spanning from \$ 347K to \$ 400K.
- Consequently, a meeting was held in July between Hedge Management, Body Corporate and RAC Committee, Cosimo and Nole Beardwood. Hedge explained the reasons behind the service shortfall across the first quarter of the year and the credit that was applied to the monthly invoices in line with the shortage of labour provided.
- At the meeting it was acknowledged the positive progress of the gardening maintenance works across the village especially since the new team of gardeners started a few months earlier.
- A new Daily checklist document was presented at the meeting. The Checklist is designed to track the progress of the Gardening schedule on a 6-weeks routine schedule. It requires to be completed daily, signed, checked and inspected at the end of every cycle by Hedge Staff, Hedge Management and the Community Manager. The Hedge Operation Manager will visit and inspect the village weekly (normally every Wednesday) and meet with the Gardeners Team, the Community Manager and any Body Corporate representative. The Gardening Staff is now equipped with personal GPS devices so Hedge Management can see where the staff is located at any point in time. Gardening staff needs to sign in and out at the start and the end of each shift via the Aveo Contractors App all shifts are recorded online.

**6 Weekly Checklist**

**DAILY Management**

- Morning Briefing, Plan, and load up equipment (6:30am - 7:00am) 30 Minutes
- Sign in into AVEO QR Code -(Liaise with AVEO Staff if not working)
- Report to Ops Manager any Staff absences
- Check Emails from Community Manager
- Submit Weekly Checklists to community manager Fridays (2:30 pm)
- Collect Garden Request dockets according to ZONE Week
- Lunch - 30 Mins

Signature \_\_\_\_\_



| LANDSCAPE MAINTENANCE SCHEDULE CHECKLIST                       | Frequency   | Week 1   |    |    |    | Week 2 |    |    |    | Week 3  |    |    |    | Week 4 |    |    |    | Week 5 |    |    |    | Week 6 |    |    |    |   |  |  |  |
|--|-------------|--|----|----|----|--------|----|----|----|---|----|----|----|--------|----|----|----|--------|----|----|----|--------|----|----|----|---|--|--|--|
| MOWING: Zones 1,2,3,4  |             | Z1   | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1  | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 |   |  |  |  |
| Ride on Mower - Front of Villas ( Monthly Winter )             | Fortnightly |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Push Mowing - Rear of Villas                                   | Fortnightly |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Ride On Mowing Common areas                                    | Fortnightly |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Snipping & Blow Down   | Fortnightly |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>HEDGING: Zones 1,2,3,4</b>                                  |             | Z1   | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1  | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 |   |  |  |  |
| Hedge Trimming & Shaping                                       | 6 Weeks     |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Hard Hedge Cut Backs   | Yearly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>GARDEN MAINTENANCE: Zones 1,2,3,4</b>                       |             | Z1   | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1  | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 |   |  |  |  |
| Weeding- Larger Weeds  | 6 Weeks     |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Spraying   | 6 Weeks     |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Cleaning out Gardens & Mulching ( Provided by Village)         | Yearly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>TREES: Zones 1,2,3,4</b>                                    |             | Z1   | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1  | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 |   |  |  |  |
| Tree Cut Backs - (Operations manager to liaise with Arborist)  | Yearly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Tree Shaping Larger Trees - With in 2 meter height restriction | 6 Monthly   |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>ADDITIONAL &amp; AD HOC WORKS: Zones 1,2,3,4</b>            |             | Z1   | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1  | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 | Z1     | Z2 | Z3 | Z4 |   |  |  |  |
| Ad Hoc Works: Require approval form Operations Manager         |             |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Back Sections & Easements - Brush Cut & Sprayed                | Monthly     |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Cleaning of Work Shop area including lay down section          | Weekly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>MANAGEMENT: Zones 1,2,3,4</b>                               |             | M  | T  | W  | T  | F      | M  | T  | W  | T   | F  | M  | T  | W      | T  | F  | M  | T      | W  | T  | F  | M      | T  | W  | T  | F |  |  |  |
| Operations Manager Weekly Briefing - Community Manager         | Weekly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Operations Manager Monthly walk through with BC Rep            | Monthly     |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>HOUSEKEEPING:</b>   |             | M  | T  | W  | T  | F      | M  | T  | W  | T   | F  | M  | T  | W      | T  | F  | M  | T      | W  | T  | F  | M      | T  | W  | T  | F |  |  |  |
| Ensuring all equipment is safe and in working order            | Daily       |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Vehicles are serviced and in safe working order                | Weekly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Chemicals and Fuel are stored correctly                        | Daily       |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Safety equipment is up to date and replenished as required     | Weekly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Tip Runs' as required to prevent build up of green waste       | Weekly      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Put Village bins out for truck collection and back in          | Monday      |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Reporting Safety Incident                                      | Daily       |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| <b>RAIN DAYS: See Community Manager of alternative tasks</b>   |             |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Extras:  |             |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Extras:  |             |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Extras:  |             |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Extras:  |             |  |    |    |    |        |    |    |    |   |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |
| Completed by Hedge Team Leader: Name, Sign, Date.              |             | Inspected by Hedge Operations Manager: Name, Sign, Date. |    |    |    |        |    |    |    | Inspected by Community Manager: Name, Sign, Date. |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |  |  |  |

- **Ref 9.3 – Annual Painting Maintenance Programme:** Aveo held a Residents Information session of the painting project on Friday 21<sup>st</sup> June 2024.
- Aveo has provided all Leasehold residents with a proxy form to have their say in respect to the appointment of an eleven-year painting contract.
- The Extraordinary General meeting to vote on this contract was held on Tuesday 25<sup>th</sup> June and Residents have voted in favour of Higgins and works are expected to commence in early September. Residents will be notified as soon as the dates are confirmed.

- **New Items:**



**Bar fridge:** The under-bench Bar fridge broke down in July. Options were immediately sourced for repair or replacement. In consultation with RAC and Bar Volunteers, it was decided to purchase a new fridge for the cost of \$ 5,504.00 which will be paid by Aveo. The new vertical fridge comes with 2 doors and the motor located at the base for easier access to the shelving and reduced bending required for the Bar volunteers. Best Refrigeration will install the new Fridge on Thursday 29<sup>th</sup> August and will dispose the old fridge. The Community Manager is organizing the removal of the existing shelving, bench and roller door to accommodate the new fridge. Once the new fridge is installed, we will be able to take final measurements to purchase a free-standing lockable cabinet to store glassware and liquors and goods.

**New BBQ:** The new electric BBQ has been delivered on 19<sup>th</sup> August and we are planning the assembly this week. The costs below have been paid by Aveo:  
Grillex Double BBQ: \$ 9,090.00 + GST  
Demolition old BBQ : Action Property Maintenance: \$1,061.00 + GST  
Electrical Works: Nicklin Electrical: \$ 2,340.00 + GST



**School Parents vehicles parking on Marooma Place Aka Yarran Road at pick up time.** Following a complaint received from a Resident in Yarran Road, the Community Manager has written to Saint Andrews School on 19<sup>th</sup> August requesting that they advise the parents not to park on this road.

**Cosimo Ronconi**  
**Community Manager - Aveo Peregrian Springs**

## **ATTACHMENT 2 – SUB COMMITTEE REPORTS**

### **BAR REPORT FOR RAC MEETING 20/8/2024**

I am pleased to report the increased numbers of residents enjoying themselves at Friday night happy hours, has continued.

A special thank you to Noel Giles for your time & effort in providing an incentive to attend Tuesday night happy hours by running random number draws, and lucky number prizes of drink tokens, or a bottle of wine.

Also thank you to Hazel Birang, and her helpers Pam Hone & Leonie Quint for providing us with hot snacks at Friday night happy hours. Your catering is greatly appreciated by us all.

The “Containers for Change” pickup organised by Steve continues to work well and is a great time saver for us.

Thank you, Bar Volunteers and Bob Jack for your continued support, not only for happy hours, also for your additional efforts in providing a full bar service on social function evenings. This service is being provided under difficult circumstances following the breakdown of our bar refrigerator.

The RAC are working with Management to resolve this situation. I believe the new replacement bar fridge is on order.

We currently have (11) qualified Bar Volunteers. If you would like to join us, please let us know.

If you haven't joined us yet for a Happy Hour, give it a go, I'm sure you will enjoy yourself.

Kerry Jewell.  
Bar Co-Ordinator.

### **EVENTS REPORT FROM SUE & GEOFF BARDEN - AUGUST 2024**

#### **Johnny Spitz Entertainment – Wednesday, 14<sup>th</sup> August 2024**

Johnny Spitz was a huge success on Wednesday, and everyone seemed to enjoy his fabulous music. We would love to bring him back next year if the RAC agrees. For your information, Johnny charges \$1,500 for NYE. Let us know if you want us to pursue this.

#### **Kings of the 50's – Wednesday, 25<sup>th</sup> September 2024**

We confirm this will be a BYO food event with residents setting their tables. Will the bar be open and if so, will Kerry have enough volunteers? Please let us know what price we should charge for this event. Approximately 80 guests will book, so if we charge \$25 per head, this is a total of \$2000 or \$30 per head, which is a total of \$2400.

### **Melbourne Cup Day – 5<sup>th</sup> November 2024**

We are happy to organize this event as we did last year, including, flyers, purchases talking to the chef regarding the menu, and taking payment. We need someone to run it on the day. Please advise if you wish to take up our offer.

### **Christmas Fest – 4<sup>th</sup> December 2024**

We will be having a meeting with Cosi and the new chef to discuss the menu. We will get back to you.

### **New Year's Eve – 31<sup>st</sup> December 2024**

Rick McCann DJ has been booked. The price has been confirmed at \$550. Can we please seek the approval from the RAC to go ahead with the booking. This will also be a BYO food and setting table event. Please advise regarding the bar opening.

### **Pizza Van – 14<sup>th</sup> February 2025**

We would like to invite the pizza van back for an extended HH event to celebrate Valentines Day. No entertainment. Residents to sit outside. If agreed, we would have to discuss how to charge residents. We would prefer the residents to order and pay themselves, but we do not know how profitable it will be for the pizza van. Your thoughts would be appreciated.

### **Further events for 2025:**

We wish to book Johnny Spitz for another event to be held on Wednesday, 19<sup>th</sup> March 2025. His fee is \$400 for 3 hours. Catering to be advised.

We would also like to book Ravie for a more formal event to be held on Wednesday, 18<sup>th</sup> June 2025. His fee is \$400 for 3 hours. Catering by our in-house kitchen and new chef. More details to follow.

We have also asked Ravie what his fee is for NYE. He is in Malaysia currently but will get back to us.

### **Purchases required**

We need to purchase some more picture frames and flyer holders. Approximately, \$50.00. Approval required pleased.

### **Painting on Wall**

We have an a professionally painted abstract painting on the wall in The Manor for sale. We only want \$150 for it and are asking if the RAC would like to purchase it. It takes up a large space on the wall and suits the room. Just let us know what you think. Thank you.