

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

**Committee Meeting, Tuesday, 15th October, 2024, 9.30 a.m. Meeting Room,
The Manor**

MINUTES

Meeting opened at 9.28 a.m.

1. Attendance

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

Apology

Committee Member, Robyn Palmer

2. Confirmation of previous Minutes

Bill Henderson moved that the Minutes of the previous meeting be accepted.
Seconded by Judy Wrigley.

3. Present by Invitation

Sam Denny and Community Manager (CM), Cosimo Ronconi arrived at 9.30 a.m. and addressed the meeting, via

- Sam Denny's Bocce Report refer to point No. 4 and left the meeting at 9.55 a.m.
- CM's report refer to point No. 5 and left the meeting at 10.25 a.m.

4. Sam Denny Bocce Court Report

Refer to Attachment No. 1

Chair, John Parsons to canvas residents at the QGM for their support for the Bocce Court.
Secretary, Sharon Jack to email Sam Denny acknowledging her persistence and dedication to providing a new activity for all residents to participate in regardless of ability/disability.
Treasurer, Bill Henderson to provide a Letter of Guarantee to cover any financial deficits.
Secretary, Sharon Jack to email Bill acknowledging his generous support.

5. Community Managers Report

Refer to Attachment No. 2

6. Business arising from previous Minutes

6.1 Handbook – Display Cases

Bob Jack to liaise with the Noosa Men’s Shed to build two wall mounted Shadow Box Display cases. One for the CM and one for the RAC to display relevant information for Residents.

Chair, John Parsons to update page 4 of the Handbook.

6.2 Transfer of Liquor Licence

Sharon Jack to pursue when time allows

6.3 Melbourne Cup

Flyer to be circulated 17/10/24 with a follow up.

Book and Pay 22/10/24 after the QGM.

6.4 Remembrance Day

Flyer to be circulated 28/10/24 with a follow up.

Secretary, Sharon Jack to email CM with details for the Kitchen to provide morning tea at conclusion of the Ceremony.

6.5 New EPOSNOW POS System

Working well with the Volunteers and all Back Office processes now finalised.

6.6 “Olympic Event” – Denny and Hazel

Book and Pay went well. 87 Residents participated.

Secretary, Sharon Jack to send a Thank You letter to Peregrin Beach Mitre 10 for their contribution of hardware products for 9 games.

6.7 Skip Bins

Flyer circulated 10/10/24. Skip Bin arriving Friday 18th October to 28th October.

Location next to the Bowling Green.

6.8 Bus Trips

Chair, John Parsons provided the following information for Bus trips.



I have pulled together some estimates for your trips as set out below, both for weekdays. It’s up to you if you do before Christmas or through January, although we’re likely to have more availability over the school holiday period:

Northlakes (primarily Ikea)

Cost = approximately \$940 plus GST

For 48 people the cost per person is approximately \$19.60 (plus GST) per person

Maleny / Montville (nominally Flaxton Gardens for lunch)

Cost = approximately \$870 plus GST

For 48 people the cost per person is approximately \$18.10 (plus GST) per person

This vehicle would have under storage bins for walkers to be stored; it does however have steps to get in to the coach to be able to access seating.

6.9 Community Kitchen

Secretary, Sharon Jack to meet with Shiela Hooper to discuss rules for Residents using the Community Kitchen

6.10 Fund Raising Raffles

The next Fund Raising raffle will be held mid November with a Free Sausage sizzle.

6.11 Outdoor Heating – Sell gas heaters.

CM to advertise Gas Heaters on the Market Place Website.

6.12 Outdoor Chairs

Daydream Leisure Furniture in Noosa advised the chairs were repairable. Cost \$40.00 per chair with the removal of damaged slings and replacement of the new slings managed in house. The supplier will be provided with one sling to use as a template. Note: One new chair would cost \$218.00.

Approved 10 chairs to be repaired at a cost of \$40.00 per chair. Total \$400.00.

Moved by Kerry Jewell to repair 10 chairs at a cost of \$400.00.

Seconded by Bill Henderson.

The RAC would like to thank George West for providing the suppliers details for the purchase of the Outdoor furniture.

6.13 Sell Bar Roller Shutter

CM to advertise Bar Roller Shutter on the Market Place Website

6.14 SOLAR – for The Manor

Chair, John Parsons advised he is still waiting on a response from Aveo. The original Aveo proposal was not acceptable to take to the residents for their support and we, the RAC, have asked for clarification on a number of issues.

6.15 Computer for Secretary

The Committee Approved to purchase a dedicated computer for the Secretary. Kerry Jewell to provide purchase costs.

Secretary's have been keeping RAC records on their personal computers. A dedicated computer for the Secretary will improve record keeping by ensuring records are not lost and can be easily accessed when there is a change of Secretary.

6.16 Referrals

Lee-Ann Olin, Regional Operations Manager, Aveo – advised that the Referrals Scheme is likely to be extended for another year. Refer to Correspondence IN.

Correspondence IN

Bronwyn Kennedy – Thank you re Olympic Event.

Lee-Ann Olin, Regional Operations Manager, Aveo – advised Referrals will be extended. Refer to point 6.16 above.

Correspondence OUT

Email, Bronwyn Kennedy – Thank you.

Letter/email – Thank you to Mitre 10 for their generous donation for the Olympic Event (Martin (Marty) Duell V17)

Chair, John Parsons, email Natalie Patterson, Chief Operating Officer Aveo re Village Deficits.

Email Sam Denny, acknowledging her persistence and dedication to the Bocce Court.

Email, Treasurer, Bill Henderson, acknowledging his generous support.

7. Treasurers Report

September was a quieter month financially, with only one major event, the `Kings of the Fifties`. Accordingly, monthly bar takings dropped below the \$5,000 level, but only to \$4,500 - still better than last year's average of under \$4,000 per month. Cash takings over the bar are stabilising out at about 30% of the total, so cash remains `King` for many. However, we would like even more people to use EFTPOS whenever possible.

This is a creditable result in the light of the inflation (not the least due to regular increases of Government taxes on alcoholic drinks), which has been happening to drink and other, bar purchases. Inevitably, this may result in a reassessment of bar prices, however, no decision on this has been made at this time. Enjoy them whilst they last!

A notable initiative in the month was the first, regular monthly raffle. This grossed \$540, leaving \$464 after expenses to go towards financing of the proposed Bocce Court. Even more notable, was the receipt by the Computer Club of a \$3,000 government grant. Since the Club does not have a bank account, this grant finished up in the RAC bank account -

where, unfortunately for us it is just in `free parking`, unless I can dream up some innovative handling charges!

On a cash flow basis, excluding the \$3,464 which belongs to Bocce and Computer Club, the RAC had a deficit of \$589 for the month. After `normal` running costs, this was due to a nominal deficit of a bit over \$600 on the Kings event (before bar sales on the night), and advance costs on some `coming attractions`, such as the Olympics and Melbourne Cup, of about \$800.

So, not too bad, and our closing bank balances of RAC money remain just shy of \$15,000. Also, there are no significant liabilities outstanding, so these funds are wholly available.

Further particulars of expenses for the month will be provided in the Treasurer`s Report for the QGM.

8. Sub-Committee Reports

Refer to Attachment No. 3

Bar Co-ordinator – Kerry Jewell

Event Co-ordinators – Sue and Geoff Barden

Christmas Fest

Approved:

- Allow for 90 residents to attend \$2250 plus \$658 (staff) = \$2908.
- Plus \$250 for tablecloths, napkins, crackers, and decorations and \$400 for Ravie.
- Charge \$35 per head for residents and \$40 per head for guests.
Moved Bob Jack
Seconded Judy Wrigley.
- Approved - Change the Johnny Spitz booking date to Wednesday, 12th March 2025.
Subject to Johnny`s availability combined with the Pizza Van.

9. New Business

No new business.

Meeting closed at 11.49 a.m.

Next Meeting Date: 19th November, 9.00 a.m. meeting room, The Manor

ATTACHMENT 1

Report to RAC for Oct 15th meeting on Bocce/Petanque Court Project – 11/10/2024 V5 SD and CM

This project has been under discussion since Anne Millier wrote to the RAC in 2021 with the suggestion and the RAC agreed it was a great idea for the village and requested Nole Beardwood, Community Manager (CM) at the time, to obtain a quote. The proposal stalled at this point as the area needed drainage and the question of funding was unresolved.

Since Dec 2024, Bob Jack and Sam Denny have attempted to revive the idea and move it along. This has been with support from the RAC and the current CM. Initially Sam and Bob investigated the feasibility and cost of doing the build inhouse with help from able bodied residents. Bob was willing to manage the technical side of the build and much of the labour. Sam was willing to manage liasion with the RAC, Community Manager, communications with all residents and to kick off some fundraising. Quotes for all materials were obtained and various options for the build were documented at between \$3000 – \$4500 for materials, equipment hire, and soil disposal. It was proposed the site beside the BBQ and Sam commenced a chocolate santa fundraiser which raised \$350. A recent raffle raised \$452.

During 2024 CM ascertained from the Aveo Facility team we had to employ an Aveo approved contractor and one willing to do the work has been engaged in discussion. His quote was \$7500 including GST, and as well as his labour. The Aveo Asset Manager visited the site with CM and the bocce court was discussed with request site plan with proposed court drawn on to Head Office.

Communications.

Regular updates to RAC and QGMs, for past year, have provided opportunity for questions and discussion, all minuted and published and no objections have been rased. Residents in neighbouring Manor apartments should have an opportunity to ask questions and have any concerns addressed. The next QGM, and newsletter will be important to ensure all issues are tabled and discussed.

Funding from Referral Program

The matter of funding has been discussed informally with some residents expressing the view informally that RAC should fund (as Aveo proposed) and others that Aveo should pay for it (as the RAC proposed). The CM suggested that the Aveo Referral Incentive Program of \$1000 per referral to the village for social activities could be used if RAC agreed and the RAC then sought agreement that one referral from 2023 could be rolled over for this purpose. The Aveo Resident Referral Program policy states;

Management at the community will consult with the residents, via the residents committee or otherwise as appropriate, regarding how the reward should be used. For example, the residents may agree that the reward should be used to host a particular social event. However, how the reward is used is ultimately a decision for management to make at its discretion.

Aveo legal requirements

At July meeting with the contractor, Community Manager, Bob, and Sam it was agreed the next steps were the detail on the quote to Bob and Sam to check then send to CM and CM to provide plans with court drawn on to legal department.

September email from CM to Sam and Bob raised requirements that are now mostly completed.

Below are the steps that we need to consider for the project to progress:

- *Obtain the quote (thank you for your efforts in arranging this)*
- *Discuss the quote and financial proposal with RAC*
- *Obtain a letter from RAC to Aveo supporting the project and suggest the way that Residents will be consulted to provide their vote on this project.*
- *Please note, the proposed area sits on an Aveo Lot (not Body Corporate)*
- *Aveo to review the proposal from RAC and provide advise on any other legal requirements*
- *Schedule Resident's meeting to seek their votes (QGM or as advised by Aveo)*

Email from CM to SD 10th Oct

[In terms of the advice received from the Aveo Legal team please see below:](#)

"If the land on which the proposed bocce court will be built on is Lot 134, Aveo owns the land. (yes it is) Even if it is a community area, I would strongly recommend that Aveo be the one to actually build. Aveo could get the residents' funds to contribute to the works. I would suggest the residents vote to approve the use of their funds for the project, if that is how we were to proceed.

I don't think we need to get a redevelopment plan under the Act if the area is lawned space for communal use. I would say it is a minor change. "

[So Sam, I understand that we can do it, provided that we get the Residents to vote and that the contractor is engaged by Aveo.](#)

In regards to the resident voting, according to the Qld RV Act: If a capital improvement project is requested by residents and is put to a special resolution those voting yes are required to pay.

Qld RV act

Residents jointly responsible for capital improvements requested at residents meeting.

(1) This section applies if—

(a) residents of a retirement village, by special resolution at a residents meeting, vote to give the scheme operator a written request for a capital improvement to the retirement village; and

(b) the scheme operator makes or agrees to make the capital improvement.

(2) All the residents of the retirement village when the vote was taken are jointly responsible for the cost of the capital improvement.

The views of residents can be canvassed at the Oct QGM with careful wording for a voting process to ensure the vote is for use of the funds as detailed below. Discussions can be held with those residents closest to the area proposed to see if there are any concerns.

Current funding

The funds currently stand at:

Referral program	\$3050
Xmas santas and donations	\$350
Happy Hour Raffle	\$452
Anonymous donation	<u>\$2000</u>
Total	<u>\$5825</u>

Shortfall \$1648

There are another two possible referrals in the pipeline. With agreement between RAC and CM work could be scheduled with funds to make up shortfall from RAC as bridging until next two referrals are confirmed.

Next steps

- RAC confirming their support and allocation of funds from the Referral program.
- RAC to write to Aveo
- RAC to arrange Report and voting (at QGM?)
- Discussion with Manor residents
- Report from RAC to Aveo Head Office once final funding arrangements agreed and resident's votes.

ATTACHMENT 2



Peregian Springs Country Club

Resident Association Committee – Managers Report

Tuesday 15th October 2024

Last Committee meeting was held on 17th September 2024

Items arising from Previous meeting:

- **Pool Shade:** As discussed at the last meeting, the 4 Commercial Fixed Umbrellas have been ordered in the selected colour: White Frame, Orange canopy. The old sail will be removed. Installation is expected in November.
- **Gardens & Grounds:** The annual tree lopping service will be completed this week.
- **Annual Painting Maintenance Programme:** Higgins is progressing with the external building wash works.
- **Bar Black Cabinet:** have arrived and been installed.
- **New BBQ:** The screen panel has been installed as discussed at the last meeting.
- **School Parents vehicles parking on Marooma Place Aka Yarran Road at pick up time:** The Council has formally responded to the Community Manager request as follows:
An assessment has been conducted for the section of Yarran Road you indicated in the photograph, considering the above-mentioned factors and it has been determined that no further controls will be installed at this time. In QLD vehicles can park on a section of road with all four wheels on the road, as long as from the driver's door, 3m of clear road remains for vehicles to navigate the road, this can mean at times vehicles need to give way to other oncoming traffic. The section of road you mention (see photo for reference) is 5.6m wide so would allow an average vehicle to park to one side and still leave well over 3m clear roadway. If vehicles are parked in a way that doesn't leave 3m of clear roadway, please call Sunshine Coast Council Response Services Team on 5475 7272 or Police on Police link 131444 to have officers attend and take enforcement action.

- **Artworks in the Community Centre:** The Community Manager has hanged back the artwork prints by the artist Jack Vetriano in their original locations.
- **Old Gas BBQs:** As instructed at the last meeting 3 x old Gas BBQs were donated via marketplace.
- **Annual Residents Survey:** As for October 14th Aveo has received 112 Surveys completed online for Peregian Springs which represent 36% of all Residents when considering all the couples. This number excludes the Residents who have completed the paper Survey which will be counted later by Black Sheep. The Survey closes on October 16th.

New items:

- **Pool Chairs:** The grey plastic Chairs have been removed from the Pool area and from outside the Manor as the plastic polymer has deteriorated to a point that causes skin irritation to residents. The Community Manager is seeking quotes for new chairs.
- **Outdoor Chair Bar:** The fabric slings where you sit on, are progressively deteriorating in many aluminum chairs. 10 chairs have been stacked and placed out of order and 10 more will soon be added to the pile. Bob Jack has been very kind to seek prices and options from the original manufacturer for the replacement slings and for brand new chairs.
- **Chef Manager:** Chef Ashley's last day was October 10th. The vacant position has been offered on 14th October to an excellent candidate by the name Michael who is currently going through the recruitment process with the aim of commencing on October 28th. In the meantime, an Agency Chef has been secured for 2 weeks with the support of Chef Ann, who will also be involved in the training of the new Chef Manager.
- **Administration Assistant:** Carolyn Rip has tendered her resignation on October 10th with her last day of work being 14th October. We thanked Caroline for her service to the Community over the past 3 months and wished her all the best for her future endeavors. The Recruitment process has commenced for the replacement position.

Your sincerely

Cosimo Ronconi
Community Manager

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ATTACHMENT 3 - SUB-COMMITTEE REPORTS

BAR REPORT – KERRY JEWELL

The number of residents attending Happy Hour nights continues to be encouraging. We are getting over 50 on Friday's, and 30+ on Tuesday's.

Noel Giles, with assistance from Bob Jack continues to run random number draws, and lucky number prizes on Tuesday nights for drink tokens, or a bottle of wine.

A new lockable shelving unit, to compliment our Refrigeration unit has been installed by Bob Jack and it not only looks good, but it is also doing the job.

Thank you again Bob!

Since last month's report we have in addition provided a full bar service for the Kings of the 50's night, and the Village Olympics.

Thank you to everyone who gave their time to make these social events a resounding success. We also had a big night at Happy Hour on 1st October when a new system of booking, and simultaneously paying for a special event was introduced. Thanks Robyn, for assisting me in getting through the night.

Sharon Jack is still working very hard on ironing out some issues with the implementation of the new Eposnow payment system.

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

EVENTS REPORT - SUE & GEOFF BARDEN

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

It was a great night but disappointingly, not as well attended as we would have liked, with only 71 residents and guests booking. However, all those who attended had a great night with fabulous music and dancing. The professional male dancer was a great hit with the women as he twirled us around the dance floor.

Book & Pay

We tried out this new system for Hazel & Denny's Olympics Day event and found it to be a great success. From now on booking sheets will come out on the same day as payment is due. This will avoid chasing up residents who have booked and simply forgot to come and pay on the day. This is time-consuming and as volunteers, something we do not wish to keep doing.

Christmas Fest – 4th December 2024

As Ashley, our chef has resigned we have no choice but to book a catering business called Catering To Dine For. They will produce a buffet-style two-course Christmas dinner. The staff will plate the meals, and we ask if Cosi and his staff would be able to serve the residents at the tables FOC given the circumstances.

Once the meal has finished the plates will be cleared from the tables and washed by the catering staff or can be put on trolleys to be professionally cleaned by Cosi's staff. Please advise which you prefer.

If 90 residents attend it would be \$2250 (\$25 pp) plus \$658 (staff) = \$2908. Plus \$250 is required (see below) which equals \$35 pp. The profit from the bar takings should cover Ravie's fee of \$400.

Can we offer this event to our residents at \$30 pp or would the RAC prefer \$35 pp.? There will **NOT** be a cap on the number attending as we know many residents felt they missed out on the Christmas Fest last year.

We require \$250 for tablecloths, napkins, crackers, and decorations. Please advise if this is agreeable to the RAC.

Johnny Spitz – To move from Wednesday, 19th March 2025

We want to change the Johnny Spitz booking date to Wednesday, 12th March 2025. Subject to Johnny's availability and the RAC's agreement. We suggest bringing back the Pizza Van again for this event as this was so popular with the residents.