

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

**Committee Meeting, Tuesday, 28th January, 2025, 9.00 a.m. Meeting Room,
The Manor**

MINUTES

Meeting opened at 9.00 a.m.

1. Correction

Correction to Minutes of the 19th November, 2024. Robyn Palmer was in attendance.
Bill Henderson moved that the Correction to the Previous Minutes be accepted.
Seconded by Judy Wrigley.

2. Attendance

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

Definition:

"The Committee" means: The Residents Association Committee.

3. Confirmation of previous Minutes

Bob Jack moved that the previous Minutes be accepted.
Seconded by Robyn Palmer.

4. Present by Invitation

Community Manager (CM), Cosimo Ronconi and Assistant Community Manager, Isabelle Jones arrived at 9.00 a.m. and addressed the meeting, via CM's report refer to point No. 5 and left the meeting at 9.30 a.m.

5. Community Managers Report

Refer to Attachment No. 1.

6. Business arising from previous Minutes

6.1 Methods of Communication

Secretary, Sharon Jack to review the Constitution and the ARQRV Residents Committee Manual for methods of communication with Residents.

6.2 Change of Liquor Licence

Secretary, Sharon Jack has commenced preparing the Application for a Community Other Licence and has had Consultation with the OLGR. The benefit of this Licence is not all Bar Volunteers are required to hold a RSA Certificate, but must work with a Volunteer with a RSA Certificate which should result in an increase of bar volunteers.

6.3 Bus Trips

We have had a wonderful response to our first Bus Trip to The Barn at Flaxton on Wednesday 11th February. 2025. Payment for this trip will be on Friday 7th February at Happy Hour for everyone who has booked a seat.

6.4 Raffles

The first Fund Raising Raffle for 2025 will be held on Tuesday, 25th February, 2025 at Happy Hour. It will be a Free Sausage Sizzle to raise funds to pay for the cushions for the Sun Bed Lounges around the Swimming Pool. Target is \$556.00 being 4 cushions @ \$139.00 each. The RAC will donate the costs for the Food and there is approximately \$100.00 remaining in the Raffles Budget from 2024 to purchase prizes. Volunteers will be needed to cook the sausages.

Bill Henderson moved that the food costs for the free Sausage Sizzle be accepted.
Seconded by Kerry Jewell

6.5 Betty Heather V135 – bench seats throughout the village

Chair, John Parsons advised more park style seating will be installed throughout the common areas in the village. Quotes have been obtained and John Parsons and Bob Jack are to choose locations for the Bench seating. It is proposed the Body Corporate Committee will fund the seats from the sinking fund.
Refer to letter to the Body Corporate Committee Attachment 2.

6.6 Anzac Day

Chair, John Parsons has commenced discussions with Peter Lloyd, Secretary/Manager of the Coolum RSL Club to grant a licence to Aveo Peregrin Springs Country Club to play Two Up on Anzac Day. An Application to Extend Trading Hours will also be submitted to the OLGR. Bob Jack has commenced planning with the Anzac Day Committee and confirmed we now have a New Zealand Flag.

6.7 Meet and Greet

The Meet and Greet Team continue to provide a friendly, informative and highly appreciated service for our new residents.
Refer to Attachment 3 for the Meet and Greet Team's Report.

7. Correspondence IN

Email from Noel Giles re – Betty Heather’s V135 request for more seating in the village.
Invitation to Brisbane and Sunshine Coast Finance Round Table.

Correspondence OUT

Thank You to Ronelle Bradford V35. Thank you for her donation of Premium Wine.

Refer to Attachment Attachment 4.

Email to Pat Bowen, Body Corporate Committee re Additional Park Style seating around the village. Refer to Attachment 2.

Chair, John Parsons to reply to Invitation to Brisbane and Sunshine Coast Aveo Finance Round Table.

Judy Wrigley moved that the Correspondence In and Correspondence Out be accepted.
Seconded by Robyn Palmer.

8. Treasurer’s Report

Refer to Attachment 5.

Treasurers Report : Quarter 2, 2024/25.

Another generally successful three months, with various social events and raffles working well, and maintaining bar turnover.

As before, the accounts shown in the Attachment to the Minutes, are prepared on a simple cash in, cash out basis for the quarter. This usually works well enough, however with the end of the quarter being 31 December, bar and some New Year’s Eve event receipts did not hit the bank account until January. If this is taken into consideration, the rather lacklustre cash deficit for the quarter of \$560 is transformed into a surplus.

Bar takings of about \$900, and NYE event takings of about \$250, together changed things to a surplus of about \$600. Also, if the Bocce Court receipts of \$350 are removed, our `operating `surplus – after meeting all the usual costs and subsidising social events where necessary, came in at \$250. However, the RAC also invested in a secretarial computer costing about \$1000, so, that is a long-winded way of saying that the results were not as poor as the cash accounts indicated.

There were two, successful, raffles in the period. One in November, at the time of the free sausage sizzle, and also the usual Xmas one. The November raffle took in \$617, with prize costs of \$222, giving a profit of \$395. Xmas had a profit of \$719,(\$1010 less costs of \$301), giving a joint contribution of \$1,114 (perilously close to the operating surplus outlined above!). These funds were dedicated to the cost of the Bocce Court, and the RAC is now holding a total of \$1,917 on behalf of this project.

You will note that the net assets of the RAC, (after deducting the funds being held on behalf of the Computer Club and Bocce), are essentially stagnating – despite there being a number of significant social events in the quarter. This is happening due to the declining `profitability` of bar sales. The Bar targets a gross margin of around 30% on sales, and, until recently, this has been achieved. The margin for the September quarter was just shy of 30%, but this has dipped to around 25% for the current quarter.

This is as a result of very significant cost increases for drinks etc., in the last couple of years – but especially so in the last few months. Government taxes increase in line with inflation every six months, and there are all of the other cost pressures which suppliers are facing, which are passed on to the consumer – us!

9. Sub-Committee Reports

Kerry Jewell – Bar Co-ordinator.

Refer to Attachment 6 for the Bar Co-ordinators Report.

Sue and Geoff Barden – Events Co-ordinators

Refer to Attachment 6 for the Event Co-ordinators Report.

Secretary, Sharon Jack moved that the following Costs for Events be approved.

Seconded by Robyn Palmer.

Event Date	Approved	Cost
12 th March Hawaiian Night	Entertainment – Kerrie O’Keefe Food – Pizza Van \$25.00 p.p includes one \$17.00 Pizza Decorations, Tablecloths, etc.	\$350.00 \$1360.00 \$150.00
25 th June Mid Year Formal Masked Ball	Entertainment – Maurice Milani Further details to be provided closer to the Event	\$400.00
17 th September 70’s Theme	Entertainment – Darrin Leigh Food – Pizza Van \$25.00 p.p. includes one \$17.00 Pizza Decorations, Tablecloths, etc.	\$500.00 \$1360.00 \$150.00
31 st December NYE	Entertainment - Ravie Further details to be provided closer to the Event	\$1000.00

10. New Business

10.1 Draft Procedure for Medical Incidents and Falls at Happy Hour and Events

The procedure has been reviewed by Aveo Management and will be presented at the QGM on the 4th February.

Meeting closed at 10.50 a.m.

Next Meeting Date: QGM 4th February 2025
General Meeting 18th March 2025

ATTACHMENT 1

Resident Association Committee – Managers Report

Tuesday 28th January 2025

Last Committee meeting was held on Tuesday 19th November 2024

Items arising from Previous meeting:

Pool Shade: The new pool umbrellas have been installed and are providing significantly more shade to various areas around the pool. They enhance the aesthetic appeal with their vibrant colour, creating a stylish and fun atmosphere. Resident feedback has been overwhelmingly positive. The umbrellas are constructed with durable materials and are designed to always remain open, except in the event of a cyclone. In such cases, a special tool is available to wind them down. One set of tools is stored in the pool motor room along with the manufacturer instructions, while the second set is kept in the Community Manager's office alongside the emergency radios.

Additionally, the pool gate has been rectified with a new clear panel installed to comply with pool safety regulations. The annual pool safety inspection is scheduled for March.



Pool Chairs: The grey plastic chairs have been removed from the pool area and outside the Manor due to the deterioration of the plastic polymer, which was causing skin irritation to residents. A quote of \$4,500 has been submitted to Aveo for approval as a Capital expense. The proposed order includes three tables and twelve chairs, with two tables and eight chairs designated for the pool area, and the remaining table and four chairs to be placed in the undercover area outside the dining section. The folding umbrellas have been relocated from the pool area to the undercover dining area. The old pool furniture will be sold on Marketplace "as is," and any proceeds will be allocated to resident events.



Chef Manager: Chef Manager Michael Sajko has been on medical leave since January 1st and is expected to return later in February. An agency chef has been arranged to cover his shifts. Additionally, two kitchen assistants have been hired to fill vacant positions. Rae from reception has been assisting by covering two days per week in the kitchen as needed.

Gas Heaters and Bar Roller Door: As instructed, the gas heaters and bar roller door have been listed for sale on Marketplace. However, there have been no inquiries so far. It is anticipated that demand may increase closer to the winter months.

Leave and Operational Management: Cosimo will be on annual leave overseas from January 30th and will return on February 20th. During this period, Isabelle Jones, Community Assistant Manager, will oversee day-to-day operations with support from Lee-Ann Olin, Regional General Manager, if required.

ATTACHMENT 2 – BENCH SEATING – Body Corporate Committee

January 27, 2025

Pat Bowen

Chair, Body Corp

Peregian Springs

Additional Park style seating around the Village

Dear Pat,

A number of residents have recently approached the RAC about obtaining additional seating around the village. This would be to enable our residents who enjoy a walk to be able to sit and rest for while if they need to stop at intervals around the village.

Although there is some seating already around the village it is quite limited and not particularly well located.

The RAC considers this suggestion a worthy one as it supports residents getting out to exercise a bit and any new seats might be a focal point for people to gather and chat whilst they are out and about.

The Community Manager has some quotes that we obtained if our request was successful. We hope that the Body Corp looks favourably upon this request.

Yours Sincerely

John Parsons

Chair, Residents Association, Peregian Springs

ATTACHMENT 3 - MEET AND GREET REPORT

In my absence in late December and early January the team met with the following new residents.

SA 223 Joy Cooper

Leonie met with new resident Joy Cooper. Leonie advises that Joy is a friendly and chirpy lady who is settling in well although, a little overwhelmed by her new surrounds.

Joy has already attended happy hour and is keen to join in other planned social functions. Joy is also interested in playing bowls when the new year's games re start.

Joy has a daughter close by should anything concerning arise but overall Leonie believes she will settle in and be fine.

IL Villa 10 Judith McKenzie

Prue met with Judith and says she is settling in ok, she is a widow and has already made friends with her next door neighbour Joycelyn Schuler who has just moved in and is also a widow. Judith was very pleased to be welcomed by Prue and appreciative of the information provided.

IL Villa 11

Prue also met with Joycelyn and the same information applies as to Judith in Villa 10. The friendship between these two ladies will assist them in navigating the facilities available within our community going forward. Both new residents were very happy to have the welcome greeting provided by Prue.

IL Villa 38

Leonie Hoadley villa 38 is not moving in until March. Gary met with her briefly but will do a proper welcome at that time.

Gary met with Margaret Van Der Meulen villa 113 and did a complete Meet and Greet.

Thank you to Isabelle for keeping me informed of the new arrivals and updates.

Regards
Bronwyn

ATTACHMENT 4 – WINE DONATION– Ronelle Bradford

Ronelle Bradford
Villa 35

December 1,2024

Wine Donation

Hello Ronelle,

This letter is a note of thanks for your generous donation of wine to the RAC for fundraising activities. Hazel passed on the wine to me for safekeeping. (I just hope I can keep my hands off it).

Because it is a selection of boxed premium wine, the committee thought that perhaps a raffle may not be the best idea to extract the value of the wine but rather we are contemplating an auction to raise some funds. We think the more serious wine lovers would appreciate this approach.

Anyway we'll wait until the new year until we decide the best way forward as we've got a few raffles underway already between now and the end of the year.

So, once again, thank you Ronelle for your very generous donation. It is greatly appreciated by the committee.

Kind regards

John Parsons

Chair, Peregian Springs, Residents Association

Cc Secretary RAC
Hazel Birang

ATTACHMENT 5 Treasurers Report : Three Months to 31 Dec 2024		
	This Period	Last Quarter
	\$	\$
Bar Takings ETF	10,582	
Bar Cash	3,349	
Social Events/Raffles EFT	6,646	
Social Events/Raffles Cash	2,610	
Bocce Court Funds	350	
Total Income	<u>23,537</u>	22,449
	-	-
Expenditure:		
Bar Supplies	11,363	
Bar Expenses	505	
Social Events/ Raffle Costs	7,664	
Skip Bins	715	
CBA Mcht Fees	90	
Library Books	368	
Office Supplies & Sundries	1,125	
Free Drinks/ Gratuities	172	
Happy Hour Nibbles	182	
Eftpos System	435	
Bar Reno Fittings	293	
Outdoor Chair Repairs	800	
Anzac Day Flags	<u>385</u>	
Total Expenditure	<u>24,097</u>	22,333
Net (Deficit)/ Surplus	<u>-560</u>	<u>116</u>
Cash Balances :		
at 31 December, 2024	14,701	15,261
Less, at 1 October, 2024	<u>15,261</u>	<u>15,055</u>
Cash Flow (Deficit)/ Surplus	<u>-560</u>	<u>116</u>
Residents Assoc Assets :		
Cash at Bank etc	14,701	
Imprest Bank a/c	3,000	3,000
Bar Float	250	250
Bar Stocktake	4,163	3,645
Less, Bocce Funds	-1,917	-464
Computer Club Funds	<u>-3,000</u>	<u>-3,000</u>
Total Assets :	<u>17,196</u>	<u>18,692</u>

ATTACHMENT 6 - SUB-COMMITTEE REPORTS

BAR REPORT – Kerry Jewell

The number of residents attending Happy Hour nights continues to be encouraging.

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.

Since last month's report we have in addition provided a full bar service for the Christmas Fest Function, and New Years Eve.

A special thank you to Bob & Sharon Jack for making a comeback and working very hard which enabled the bar to provide a service.

Thank you to everyone who gave their time to make these social events a resounding success. We are also having big nights on Tuesday happy hours when the new system of booking and simultaneously paying for a special event are run on the same night.

Sharon Jack is still working very hard on the implementation of the new Eposnow payment system and there will be further training sessions scheduled.

We currently have (9) qualified Bar Volunteers. Adrienne Millbank recently advised she is taking a sabbatical during 2025. I would like to thank you Adrienne for firstly volunteering and subsequently giving your time to make the bar the success it is.

When you consider the number of residents we now have you are a part of a very small percentage of around 3% of residents dedicating their time so other residents enjoy `their retirement years.

All we ask is for respect, and tolerance.

If you would like to join us, please let us know.

EVENTS REPORT – Sue and Geoff Barden

Christmas Fest – 4th December 2024

We enjoyed a delightful evening, with a lively turnout of 91 residents and guests joining us for the festivities. Ravie captivated everyone with his remarkable singing and engaging entertainment, quickly becoming a beloved figure among the residents. We would love to welcome him back in 2025 for another unforgettable performance.

The catering team from Catering to Dine For served a classic but basic Christmas dinner; however, the warm and festive atmosphere made for a truly memorable night.

New Year's Eve – 31st December 2024

Rick McCann, the DJ, was enlisted for the event but proved not to be as popular as other entertainers. Unfortunately, this year's celebration faced challenges, as illness had swept through the village, resulting in the lowest turnout ever. Despite this setback, 60 dedicated residents made their way to the venue, determined to enjoy the festivities. Those who attended had a lively and entertaining night, filled with music and laughter, as they welcomed the New Year with enthusiasm and joy!

We are working on future events with the RAC regarding types of events and dates, and we hope to have this information for you soon.