

# **AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION**

**Committee Meeting, Tuesday, 18<sup>th</sup> March, 2025, 9.15 a.m. Meeting Room,  
The Manor**

## **MINUTES**

**Meeting opened at 9.10 a.m.**

### **1. Attendance**

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

#### **Definition:**

"The Committee" means: The Residents Association Committee.

### **2. Confirmation of previous Minutes**

Judy Wrigley moved that the previous Minutes be accepted.

Seconded by Kerry Jewell

### **3. Present by Invitation**

Community Manager (CM), Cosimo Ronconi and Assistant Community Manager, Isabelle Jones arrived at 9.15 a.m. and addressed the meeting, via CM's report refer to point No. 4 and left the meeting at 9.48 a.m.

### **4. Community Managers Report**

Refer to Attachment 1 for CM, Cosimo Ronconi's report.

Bob Jack enquired if the village bench chairs he has repaired can be used.

CM, Cosimo Conconi replied that he has to buy the chairs from an approved supplier and cannot use the repaired chairs.

Chair, John Parsons enquired about future village deficits. CM, Cosimo Ronconi replied that a Plan is nearly ready and will be presented to the Resident's Committees over the next few weeks and before the Budget.

## **5. Business arising from previous Minutes**

### **5.1 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 Statement of Regulatory Intent for Sign In Requirements was relaxed in 2021 and expires on the 31<sup>st</sup> March, 2025. Waiting for the decision if this will be continued permanently. 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.

### **5.2 EPOSNOW.**

EPOSNOW has been connected to Aveo's Wi Fi service with Gracemerecc 5G as a back up. Epos Now have connected the new Standalone Mode. The new Standalone Mode enables card payments to continue to be taken from Card Terminals when Wi Fi is down or there are technical issues. There are no extra costs. Kerry Jewll enquired about Sim Cards. The Pro+ has an EPOSNOW Sim Card that is compatible with ALL service providers. The Payment Pro automatically switches to OFFLINE Mode.

### **5.3 Bus Trips**

Our first Bus Trip to the Barn at Flaxton was a huge success with 49 residents enjoying a fun day out. Our next Bus Trip will be a Canal Cruise and Lunch at Mooloolaba. 40 residents booked before the Trip was advertised. Thank you Ray Larke for organising the Bus Trips.

### **5.4 Raffles**

Chair, John Parsons proposed holding a Mid Year Raffle of Ronelle Bradford's generous donation of premium wine and Reidel Wine Glasses to be drawn at the Mid Year Ball. To raise funds to improve the ambience of the Bar area. The Chairman will speak to Ronelle on this proposal.

### **5.5 Betty Heather V135 – Additional Bench Seating around the Village**

Chair, John Parsons proposed that he will outline an alternative funding arrangement for the village bench seats at the next QGM now that Aveo have declined to fund the seating.

### **5.6 Anzac Day**

Chair, John Parsons confirmed that following discussions with the Secretary/Manager of the Coolum RSL Club he is unable to grant a licence to Aveo Peregrin Springs Country Club to conduct Two Up on Anzac Day. The Coolum RSL can only grant one Licence and that has been granted to the Coolum Beach Hotel. Bob Jack has commenced planning with the Anzac Day Committee and confirmed we now have a New Zealand Flag.  
Bob Jack moved that \$480.00 be approved for the Wreath and Morning Tea.  
Seconded by Robyn Palmer.

### **5.7 Meet and Greet**

The Meet and Greet Team continue to provide a friendly, informative and highly appreciated service for our new residents.  
The Meet and Greet Team report four new residents have officially moved into the village in March:

- Serviced Apartments (SA) - Two
- Independent Living Units (ILU) - Two

No other new residents are expected to move in this month.

## **6. Correspondence IN**

Refer to Attachment 2.  
Email from Noel Giles re Additional Bench seating around the village.  
Email from Noel and Diane Giles re Bus Trip.  
Email from Cheryl Hodges, BCC. Re additional village seating.  
Email from Lee-Ann Olin re Additional Bench seating around the village.

### **Correspondence OUT**

Email to Noel Giles re additional Bench seating around the village:  
Thank Noel for his offer to donate a chair, however, we believe we have the mechanism for funding the seating and Chair, John Parsons will be presenting it at the next QGM.  
Email to Noel and Diane Giles re Bus Trip – thank you.

Brian Palmer moved that the outward correspondence be accepted.  
Seconded by Robyn Palmer.

Judey Wrigley moved that a reply to Noel Giles be accepted.  
Seconded by Kerry Jewell

## **7. Treasurer's Reports for January and February**

Refer to Attachment 3 for Financial Statements.

Secretary, Sharon Jack moved that the Treasurers Reports be accepted.

Seconded by Brian Palmer.

### **January, 2025.**

January was quite a quiet, holiday, month however, perversely, it produced the best monthly cash surplus for some time.

The cash surplus was a bit over \$2,100, and this arose from a number of factors.

The principal of these was a successful Australia Day event, with direct ticket sales exceeding direct costs by \$700 (with \$300 still to be paid in February), and a good haul from the bar.

Though the bar gross profit margin slipped again to about 23%, there was still a good cash surplus, aided by a bit of stock rundown in the month.

There was also a bunch of cash from sales in December which were banked in January, and \$300 of Australia Day catering expenses, as above, which were paid in February. So, not a surplus which will be repeated next month, but good to see anyway.

The main `extraordinary` expense in the month was the purchase of four lounge cushions for the Pool area. There are two more on order, and that should see the Pool area in a better comfort zone. The next raffle in February is dedicated to raising funds to offset this expense, so these cushions should cost the RAC very little, if anything, at the end of the day.

### **February, 2025.**

February was both a short, and again, relatively quiet month.

Bar takings were down on January, as was the `profit` of \$790 – which would have been a bit more had the takings for the last day of February been included. ( Not done since the accounts are on a cash in bank basis ). The gross margin was even more anaemic at a bit over 11%, waiting for the benefit of the proposed increase in bar prices.

There was a cash flow surplus of \$801, which was encouraging , since the BBQ bill for Australia Day of \$300 was paid during the month.

The main source of the surplus was another, successful raffle. It raised \$685, and with direct costs of \$134, contributed \$551. This almost matched last month's cost of \$556 for the four cushions for the pool, leaving the RAC to pick up the cost of the remaining two cushions on order – a good result for the rafflers.

The first bus trip also went well, with its ticket income covering the costs of the bus and carer. The Tuesday payment pattern for social events is also beneficial, leading to substantially more bar sales than on a normal Tuesday.

So, overall, still quite a healthy position, however, not to forget that the RAC is still holding almost \$5,000 of funds belonging to the Computer Club and Bocce Court.

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

Refer to Attachment 4

**Kerry Jewell – Bar Co-ordinator.**

**Sue and Geoff Barden – Events Co-ordinators**

Items to be considered:

1. Questionnaire – Under consideration.
2. Booking Sheets - To continue with the current arrangements of Book and Pay at Happy Hour depending on the results of the Questionnaire.

Brian Palmer moved that the Sub-Committee Reports be accepted.

Seconded by Bob Jack.

## **9. New Business**

### **9.1 ARQRV**

Treasurer, Bill Henderson attended the ARQRV Zoom Meeting on the 5<sup>th</sup> March.

Refer to Attachment 5 for his Report.

Future details for ARQRV Webinar Meetings to be forwarded to Brian Palmer.

Brian has offered to attend the ARQRV Zoom meetings.

### **9.2 Bocce Court**

Refer to Attachment 6 for an update on the Bocce Court from Sam Denny.

### **9.3 Bar drinks prices**

Refer to Attachment 7 for a list of Bar Prices

As you know the bar, aside from the raffles, is our sole source of revenue.

Historically we have tried to price the drinks so we operate on about a 30-34% gross profit margin. As earlier described by the treasurer this margin has eroded in recent times. The cause of the eroding margins are varied and significant. By way of example, we have absorbed federal government liquor excise increases which are set twice per year and we have not passed these on for about 4-5 years. The purchase price of the stock we get from Dan Murphys has increased as well. Johnny Walker Scotch has increased from \$58.95 to \$79.71. Beer prices have increased.

We think that a general increase of \$1 per drink might be around the right mark.

Soft drinks have not changed.

I am very conscious that about 60-90 regular bar and events patrons actually provide the revenue for the total village population of approximately 330 residents.

But please remember that the revenue does provide the funds to purchase new items for all of us.

Effective from Friday 4<sup>th</sup> April, 2025.

Chair, John Parsons moved that the bar drink prices be accepted.  
Seconded by Robyn Palmer.

#### **9.4 Automatic opener for Entry Gate**

A Resident has requested the Treasurer Bill Hendson ask the RAC to raise the subject of providing automatic openers for the Entry Gate, or, where can they buy them and who should pay for them.

The Committee resolved that this is an individual resident issue and Aveo administration can assist with sourcing and programming the gate remote controls as this has been a long standing practise.

Residents are to purchase the automatic gate opener from the Gate Company who will also program them.

#### **9.5 Power Points for electric heaters**

Bob Jack asked CM, Cosimo Ronconi when the power points for the electric heaters are scheduled to be installed in time for winter bar operations.

Refer to CM, Cosimo Ronconi's Report. Power Points for Electric Heaters.

Nicklin Electrical will be onsite on Wednesday, March 19, between 12:00 – 1:00 p.m to confirm locations of the power Points.

#### **9.6 St Paddys pub night 21<sup>st</sup> March**

The Committee approved \$40.00 for decorations.

#### **9.7 "Sconetime" – Ann Marshall V152**

Chair, John Parsons and Secretary, Sharon Jack met with Anne Marshall V152 to discuss her proposal for "Sconetime". The purpose of "Sconetime" is a community get-together for morning tea commencing at 10.00 a.m. Tickets will cost \$8.00 p.p. and any profit will go to a nominated Charity. Preliminary plans are to schedule the morning tea after Mothers Day on Wednesday, 14<sup>th</sup> May, 2025. Further details will be provided closer to the event.

#### **9.8 RAC Constitution Review Working Group – First Meeting**

Chair, John Parsons provided an overview on the Meeting.  
Refer to Attachment 8 for Report.

#### **9.9 QGM 15<sup>th</sup> April 2025**

The Sign In team will be Judy Wrigley, Kerry Jewell and Robyn Palmer.  
Agenda to be circulated prior to the QGM.

## **10. OTHER BUSINESS**

### **10.. Australia Day**

Bob Jack moved that \$300.00 be paid to the Lions Club for cooking the sausages on Australia Day.

Seconded by Judy Wrigley.

**Meeting closed at 11.30 a.m.**

**Next Meeting QGM 15<sup>th</sup> April 2025**

# **ATTACHMENT 1**

## **Community Managers Report**

### **Resident Association Committee – Managers Report**

**Tuesday 18<sup>th</sup> March 2025**

**Last Committee meeting was held on Tuesday 28<sup>th</sup> January 2025**

**Items arising from Previous meeting:**

#### **Pool Chairs**

Aveo has purchased 12 new outdoor chairs and 3 tables, as previously discussed. These have been placed in the pool area and have received positive feedback from residents. The old pool furniture will be sold on Marketplace "as is," with all proceeds allocated to resident events.

#### **Bar Outdoor Area Umbrellas**

Aveo has supplied two new outdoor umbrellas for the bar's outdoor area. These were installed and positioned with the assistance of Bob Jack and have greatly enhanced the space.

#### **Chef Manager & Staff Recruitment**

Chef Manager Michael Sajko has resigned due to health reasons. We are currently in the process of recruiting a new Chef Manager. Additionally, we are hiring a Food & Beverage Assistant for two days per week.

#### **Bocce Court**

A work order was initially issued to Disability Management Group; however, the contractor decided not to proceed. As a result, Action Maintenance has been appointed to complete the project. The scope of work has been slightly adjusted, now utilizing concrete slabs instead of timber, eliminating the need for ground excavation. Work will commence as soon as the necessary materials are sourced.

#### **Cyclone Alfred Preparedness & Response**

In response to official warnings regarding Cyclone Alfred's impact on Queensland between March 6 and 10, the site team, alongside Street Wardens, resident volunteers, Hedge Gardeners, and Maintenance Mark, executed all preparations efficiently. Their efforts ensured residents were well-prepared, including moving outdoor furniture indoors.

Emergency plans were followed, and all necessary equipment was deployed, including two-way radios, a satellite phone, Aveo's newly purchased portable power generator, and sandbags. The Community Manager kept residents informed through in-person visits, letter drop-offs, emails, and mobile texts.

Fortunately, no damage, flooding, or roof leaks were reported. The only issue was a fallen tree in the backyard of Villa 137, which the Hedge Team promptly removed.

A heartfelt thank you to all residents, volunteers, and team members for their dedication and teamwork during this event. Your efforts were invaluable.

### **Power Points for Electric Heaters**

Nickin Electrical will be onsite on Wednesday, March 19, between 12:00 – 1:00 PM to confirm the locations of the power points.

Your sincerely

**Cosimo Ronconi**

**Community Manager**

**Aveo Group** | Operations | Peregrine Springs Country Club

**T** | **M** 0448 271 094 | **E** [Cosimo.Ronconi@aveo.com.au](mailto:Cosimo.Ronconi@aveo.com.au)

21 Gracemere Boulevard, Peregrine Springs, QLD, 4573

## **ATTACHMENT 2 – Inward Correspondence**

### **Village Bench Seating – Noel Giles**

I refer to Item 9.2 in the November meeting.

Betty Heather suggests extra 'Bench Seating' around the Village.

In the aged care village, my mother resided in up until her passing, they had a scheme where Residents, or the family of previous Residents could donate a 'Bench Seat' as a gift/memorial/recognition etc..

The seats were Aluminium to withstand all weather conditions, like the type at the western end of the Bowling Green. A plaque was attached to the top rail with the donors' names.

I see a lot of this as I move around the Sunshine coast in Bowling Clubs, Surf Clubs, along the Riverbanks etc.

Perhaps this is an Idea which could be adopted in our village. I, for one, would be happy to donate a chair to get the 'Ball Rolling'.

For what it is worth!

Regards

Noel Giles

Villa 89

## **Bus Trip to The Barn, Flaxton**

Diane and I have just concluded the above outing, which we both enjoyed immensely. Congratulations to all who organised the event after a long absence since the last Bus trip to Malaney Brouhaha Brewery. Our sentiments no longer centre around Dancing and Singing at night, a sentiment that came through quite clearly by the participants today.

Again a big "well done" and we both look forward to another outing later in the year.

thankyou

Noel and Diane Giles

ILU 89

## **Village Bench Seating**

*Sharon Jack,  
Secretary, RAC,  
Peregian Springs Country Club,  
21 Gracemere Blvd.,  
Peregian Springs. Qld. 4573.*

*16/03/2025*

*Dear Sharon,*

*At our Body Corporate Committee meeting on 12<sup>th</sup> March, there was extended discussion regarding additional seating around the village.*

*We have asked Cosimo Ronconi to investigate the type of seating and most importantly the cost of the most appropriate seating for the needs of residents.*

*Cosi has committed to having an answer to Committee members by our next meeting in April so that a decision can be made asap.*

*Kind regards,*

*Cheryl Hodges  
Secretary, BCC  
Cc. Cosimo Ronconi*

Dear Cheryl

Thank you for your recent request regarding the installation of seven bench seats around the community. We appreciate your commitment to enhancing the amenities within Peregrine Springs community and recognise the benefits that additional seating may provide to residents.

In accordance with the Queensland Retirement Villages Act 1999, specifically Section 90B, if residents, by special resolution at a residents meeting, request a capital improvement to the village and the scheme operator agrees to the request, all residents at the time of the vote are jointly responsible for the cost of the improvement.

We suggest that this request be revisited by the Resident's Committee, working collaboratively with the Social Committee to explore funding opportunities. Additionally, we are more than happy to assist in obtaining quotes and supporting the purchasing process if required.

Kind regards

**Lee-Ann Olin**

Regional Operations Manager

## ATTACHMENT 3 – TREASURERS REPORTS

### Peregrine Springs CC: Accounts for January, 2025.

	This Month
	\$
Bar Takings ETF	2,975
Bar Takings Cash	1,321
Social Events ETF	1,045
Social Events Cash	<u>595</u>
<b>Total Income:</b>	5,936
<b>Expenditure:</b>	
Bar Supplies	2,173
Social Event Purchases	747
Eftpos etc	170
Book Club	123
New Pool Cushions	<u>556</u>
<b>Total Expenditure:</b>	<u>3,769</u>
<b>Net Surplus:</b>	<u>2,167</u>
<b>Cash Balances:</b>	
At 31 Jan., 2025	19,867
Less, at 1 Jan., 2025,	<u>17,700</u>
<b>Cash Flow Surplus:</b>	<u>2,167</u>
<b>Residents Association Assets:</b>	
Cash at Bank etc	16,867
Imprest Bank A/C	3,000
Bar Float	250
Bar Stocktake	4,146
less,	
Computer Club Funds	-3,000
Bocce Court Funds	-1,917
Aust Day Catering	<u>-300</u>
<b>Total Assets:</b>	<u>19,046</u>

## Peregrian Springs CC: Accounts for February, 2025.

	This Month
	\$
Bar Takings ETF	2,204
Bar Takings Cash	1,282
Social Events ETF	955
Social Events Cash	<u>695</u>
<b>Total Income:</b>	5,136
<b>Expenditure:</b>	
Bar Supplies	2,599
Social Event Purchases	1,402
Eftpos etc	170
Book Club	120
ARQRV Sub	<u>44</u>
<b>Total Expenditure:</b>	<u>4,335</u>
<b>Net Surplus:</b>	<u>801</u>
<b>Cash Balances:</b>	
At 28, Feb, 2025,	20,668
Less, at 1, Feb, 2025,	<u>19,867</u>
<b>Cash Flow Surplus:</b>	<u>801</u>
<b>Residents Association Assets:</b>	
Cash at Bank etc	17,668
Imprest Bank A/C	3,000
Bar Float	250
Bar Stocktake	4,042
less,	
Computer Club Funds	-3,000
Bocce Court Funds	<u>-1,917</u>
<b>Total Assets:</b>	<u>20,043</u>

## ATTACHMENT 4 – SUB-COMMITTEE REPORTS

### BAR REPORT FOR RAC MEETING 18/03/2025

The numbers attending Happy Hour are ever increasing

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

Thank you to everyone who give their time to make social events and special occasions a resounding success.

The Sausage Sizzle recently held was also a huge success, thanks to Bob, Ollie, & Theo. Thank you also Hazel & Denny, ably assisted by Pam for providing us with snacks at Friday Happy Hours.....greatly appreciated.

We continue having big nights on Tuesday happy hours when the new system of booking and simultaneously paying for a special event are conducted 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

Sharon apologises for the interruption to Service Tuesday 11 March Happy Hour due to a misunderstanding with Epos Now Support for connecting the new Standalone Mode. The new Standalone Mode enables card payments to continue to be taken from Card Terminals when Wi Fi is down or there are technical issues.

We currently have (9) qualified Bar Volunteers. I would like to thank you all 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 tolerance, & respect.**

If you would like to join us, please let us know.  
Kerry Jewell.  
Bar Co-Ordinator.

# **EVENTS REPORT – MARCH 2025 – SUE & GEOFF BARDEN**

## **Hawaiian Night**

Kerrie O'Keefe has informed us that she is in the hospital and is unable to sing at the Hawaiian Night event. As a result, we have booked Johnnie Spitz, who was very popular at our previous Italian Night held in August 2024.

Unfortunately, attendance for this event has been low. Despite participating in three happy hours to encourage bookings, we have only reached a total of 63 attendees, which is significantly below our usual average of around 80 residents.

We strongly support Bob Jack's proposal to send out a questionnaire. This may help us understand the reasons behind the drop in attendance and identify what our current residents are looking for.

After discussions with both Bob and Sharon, we agree that hosting more than one event in the same month is not advisable. Therefore, spreading out the events will likely be beneficial for everyone.

We also propose returning to the practice of putting the booking sheets out a couple of weeks before payment collection. This will give residents time to form their own tables. On the day we collect payments, we will do so between 11 am and 12 noon, as well as from 4 pm to 6 pm. This will provide an opportunity for residents who prefer not to come out later in the day to pay in the morning.

## **Masked Ball – 25th June 2025**

Cosi has provided us with an approximate cost of \$30 per person for a two-course Thai menu, which includes staff, for the Masked Ball. Some residents have mentioned they are not keen on dressing up in a specific theme, so perhaps "dress to impress" would be more appropriate wording for this mid-year event, which typically has a more formal dress code.

Sue and Geoff Barden Events Coordinators

## ATTACHMENT 5 – ARQRV ZOOM MEETING REPORT FROM BILL HENDERSON

The meeting consisted of presentations, ( and follow up questions thereon ), by,

- Two representatives of the Department of Housing, the Government department responsible for legislation covering retirement villages, and
- A solicitor who specialises in such matters.

Both presenters focussed on the new guidelines for financial etc regulations required after legislative amendments to be introduced from 1 July, 2025.

The initial guidelines were published last year, but in a `big lump`, which were criticised as `indigestible` by affected parties. Since the objectives of the legislation and guidelines were to improve the,

- Transparency of financial reporting,
- Accountability of village operators, and
- Protection of village residents.

It was considered better to reduce the size of guideline packages.

The guidelines are not mandatory, and the various financial templates are for guidance only – provided the key legislative amendments are included, and are clearly explained. Thus, the form of presentation can vary.

To assist with operators preparing the 2025/26 budgets ( due before 1 July, 2025, but required to be compliant with the 25/26 amendments ), the new guidelines are to be released in four stages,

- First, by late March, the requirements covering budgets and QS reports,
- Next, presumably by September, those covering presentation of quarterly accounts,
- Third, guidelines on annual accounts, and
- Last, other matters.

The focus of the Department for the next year or two is education of operators – ensuring compliance, rather than penalising shortcomings.

Other points made by the HD reps were,

- A policy team is also concentrating on dispute resolution procedures in villages. There is an increasing number of formal disputes being referred to them – largely due to disagreements between operators and residents/families/executors about exit provisions.
- Some proposals are coming out mid year to beef up pre-contract disclosures and streamline dispute resolution procedures.
- Also hoping to introduce some standardised, `best practice` contracts to reduce future disputes. These templates would not be retrospective, and would not apply to existing contracts.

The ARQRV chair finished this part of the proceedings by raising,

- The main source of referrals to the ARQ were the children of residents who could not believe that their parent(s) had entered into such a bad deal.

- The role of a RAC is not to get involved in such exit disputes, other than to inform the dispute of their rights, such as detailed explanations of exit refurbishments and appeal channels.
- Her village operator recently held a seminar, which was very well attended and successful, for residents/families to explain all of the various exit procedures and costs in their village.

The solicitor then gave his presentation, commenting upon various practical issues as follows,

- The legislative amendments and guidelines are to force operators to improve transparency.
- A key area is the various capital reserve funds, where the 10 year QS forecasts are fundamental, and got to get right, since once capital is allocated to these funds, it cannot be taken out later.
- Future budget forms will be longer than before, with detailed notes/explanations required for material items/variances.
- If an operator's budget or accounts are non-compliant, then any resident/RAC can challenge, and if not happy with the response, can refer the matter to the ARQRV or the Department.
- If an operator includes any 'head office' type service or other charges in their financial statements, the operator must give a detailed explanation/ village specific justification for these ( not just a half if operate two villages)  
Similar disclosure requirements apply to payments to 'related parties'.
- The Department intends to offer a free legal service to unhappy residents, not a service recommended by our presenter!

The Chair then concluded the meeting, thanked the presenters, and suggested that Village RACs promote the services of the ARQRV in their villages. In particular,

- Include leaflet information in any 'meet and greet' packages for new residents, and
- Mention the service in newsletters etc.

Possible action by PS RAC arising from the above,

- Discuss with Village manager a possible seminar for residents/families outlining the various exit charges and procedures for the differing tenures in the Village.
- Request a bundle of info leaflets from ARQRV to incorporate in 'meet and greet' information.

## **ATTACHMENT 6 – UPDATE ON BOCCE COURT FROM SAM DENNY**

### **Bocce/Petangue Court report to RAC March Meeting 2025**

Since the last report there has been a holdup on this project as it was found that the approved contractor Disability Management Group did not have the required approval for this work and was unwilling to provide the required insurance cover. Cosimo (CM) was away and Isabelle (Acting CM) and Lee- Ann Olin (Regional Ops Manager) worked hard to rectify the situation. The subcontractor Kieran agreed to continue and another contractor who was AVEO approved for this work, Luke Jackson of Action Property Maintenance, agreed to take the lead contractor role. However this meant we had missed the scheduled work program, excavator and supplies had to be cancelled and the week was lost from Kieran's schedule. Then following a back injury he indicated he is no longer able to be involved.

On Cosimo's return he discussed with Luke who is now willing to take the whole job. A date is to be agreed. Luke has proposed an above-ground court and this is currently under consideration.

Sam Denny

## ATTACHMENT 7

<b><u>BAR PRICES</u></b>							
<b><u>As At 4th April 2025</u></b>							
			<b><u>Glass</u></b>	<b><u>Bottle</u></b>			<b><u>Can/Bottle</u></b>
<b><u>White Wine</u></b>					<b><u>Beer</u></b>		
Sauvignon Blanc			\$4	\$14	Crown Lager		\$5
Pino Grigio			\$4	\$14	James Squire		\$5
Chardonnay			\$4	\$14	XXXX Gold		\$4
Sauvignon Blanc	Villa Maria		\$7	\$26	Zero Alcohol		\$4
<b><u>Champagne</u></b>							
Jacobs Creek			\$4	\$14	<b><u>Stout</u></b> Guinness		\$6
<b><u>Red Wine</u></b>							
Shiraz	Billy's Shadow		\$4	\$14			
Shiraz	Barossa Ink		\$7	\$26	<b><u>Soft Drinks/Mixers</u></b>		
					Coca Cola		\$2
Merlot	Yellow Tail		\$4	\$14	Dry Ginger Ale		\$2
Pinot Noir	Little Giant		\$7	\$26	Soda Water		\$2
					Tonic Water		\$2
<b><u>Irish Cream</u></b>					Lemonade		\$2
Bailey's		30MI	\$4		Ginger Beer		\$2
<b><u>Whiskey</u></b>					Lemon Lime & Bitters		\$2
Johnnie Walker		30MI	\$4				
Canadian Club		30MI	\$4				
Glen Moray		30MI	\$5				
Jameson		30MI	\$5				
<b><u>Spirits</u></b>							
Vodka		30MI	\$4				
Oyzo		30MI	\$4				
Bourban		30MI	\$4				
Rum		30MI	\$4				
Brandy		30MI	\$4				
Gin		30MI	\$4				

## **ATTACHMENT 8 – CONSTITUTION REVIEW**

### **RAC Constitution Review Working Group – First meeting**

The first meeting was conducted on Friday March 14, 2025.

Present were the working members: John Parsons (RAC Chair), George West, Arch Kennedy and Ray Larke.

The client of the working is the RAC Committee, who will ultimately make recommendation to be considered by the residents at either a special meeting or perhaps in conjunction with a scheduled QGM.

The group agreed that the focus of the review should be on the critical few important aspects of the constitution that require immediate attention and leave the longer term issues for another day.

It was stressed by George that whatever the outcome the constitution must not be in conflict or contradict the Queensland Retirement Villages Act and Regulations.

Each working group member had used the ARQRV material on residents associations committee manuals and model constitution as a guide of their initial comments.

Areas for further investigation and recommendation to the RAC Committee at this initial stage include:

1. Number of meetings for the committee throughout the year
2. Length of tenure for committee members and office bearers – not more than 3 years?
3. Procedures for filling casual vacancies
4. Residents voting entitlements- one vote per accommodation unit or one vote per residents
5. Deciding quorum numbers for residents meetings – count every resident present or every accommodation unit that is represented.

And finally, George raised the issue of how many amendments have been made to the current constitution as there is a reference to three previous amendments (2011, 2018 and 2023). Will ask the RAC secretary to clarify from the available records.

The group agreed to reconvene in a few weeks.

John Parsons, Chair Residents Association Committee