

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

Annual General Meeting (AGM) Tuesday 15th July 2025 – Minutes

**Meeting opened at 2.56 p.m. at The Manor, 21 Gracemere Blvd,
Peregrine Springs**

1. Attendance, Apologies and Receipt of Proxies

Residents in Attendance: 115

Apologies: 9

Secretarial Note: The quorum for an AGM is 35% of residents. There are 293 current residents in the village meaning a quorum is 102 so this meeting has reached a quorum.

2. Confirmation of Returning Officer

Chair, John Parsons advised the meeting we are required to appoint Scrutineers and a Returning Officer to count the votes that have been recorded for the Positions up for election.

Chair, John Parsons nominated George West V133 as the Returning Officer. He asked for affirmation by the meeting, thus:

If you agree say “aye”. If you don’t agree, say “nay”.

No “nays”. The “ayes” have it.

George West accepted the position of Returning Officer.

Chair, John Parsons further proposed that George West be assisted by four (4) Scrutineers. The persons he nominated for those Scrutineer positions are in no particular order:

- Diane Giles V89
- Denise Hattenfels V69
- Bronwyn West V133
- John Weeden V4

If you agree say “aye”. If you don’t agree, say “nay”.

No “nays”. The “ayes” have it.

The Scrutineers accepted their positions.

Chair, John Parsons called on the Community Manager, Cosimo Ronconi to hand him the locked Ballot Box.

The Chairman announced to the meeting that the time for Ballot lodgement has now closed.

Chair, John Parsons unlocked the Ballot Box and handed it to the Returning Officer, George West.

The Returning Office and Scrutineers moved to the Meeting Room to count the Ballots.

3. Confirmation of Minutes of Previous Meeting

Richard Fullford V62 moved that the previous minutes be accepted
Seconded by Ray Larke V94.

4. Business arising from the Minutes

No previous business.

5. Treasurer's Report: Robyn Palmer

Treasurer Report for the Year to 30 June, 2025.

Refer to Attachment 1 for Detailed accounts for the 12 months to 30 June 2025.

The accounts are cash flow statements rather than profit/loss reports as all items are expensed as they are incurred. The only expenses not promptly expensed are the charges from Aveo for catering services (as Aveo does not issue invoices until weeks often months after an event) although this amount is shown on the financial statement.

The bar is an essential part of the finances for the Association and it is encouraging to see that turnover and the profit for the year has increased this financial year. There was a small increase (about one dollar per drink) in the cost of the drinks.

The total revenue for the year was \$83,806.00 with the total payments being \$80,563.45. A break up of these figures are in the financial statement attached.

The Cash flow Surplus for the year is \$5,841.90. At 1 July 2024 the total assets were \$19,420.00 and the balance at the 30 June 2025 is \$26,806.13.

The balance of the bank accounts has increased from the previous year. The bar stock has temporarily increased as Bob Jack has purchased extra stock to cover the period he is on holidays.

This year we have seen many successes. Raffles have been a great success raising funds for the pool furniture and ensuring the start of the Bocce Court. Our Social Events, catered night events and bus trips have all been successful this year making a small profit. Celebrations at the Bar have increased. The Eposnow system has a TAB function where a TAB can be set up for one customer to buy multiple drinks and pay one amount.

6. Chair's Report: John Parsons

This year there will be a few hard working people not seeking to go round again and it's appropriate that these folks are recognised. Kerry Jewell is not nominating for the committee nor as the Bar Co-ordinator. Kerry has been one of the constants on the committee for some time. His experience in the banking industry and his calmness under pressure has been of enormous value to successive committees over several years. However Kerry will continue as a bar volunteer and an Eposnow administrator so you'll continue to see him around the traps. Judy Wrigley has also decided to call time on her committee duties. Judy has been a vocal and passionate advocate for the manor residents for some time and has made significant contributions to the RAC. Again, Judy will still be around and has volunteered to organise the Melbourne Cup Function this year. Lastly and by no means least is Sheila Hooper who has called time on her role as Resident's Kitchen Co-ordinator. Sheila has always done a quiet yet effective behind the scenes job in this role and she feels it's time to hand over to someone else. Thank you to Sheila for this sometimes thankless and often unseen task.

This year we have for the first time in a while, more nominations than vacancies for a couple of roles. These being the Treasurer's role and for Committee members.

As we prepare for another year it is timely that we reflect on the year just gone. You may (or may not) recall at last year's AGM, I outlined some objectives and goals that I thought the committee would take on in my first year as Chair.

Foremost on that list was to reinforce that the committee represented all residents in the village not just some groups and not others. I believe that we have fulfilled that commitment through forging closer ties with the Body Corp committee and ensuring the SA residents have a voice on matters that are relevant to them.

This year we, as combined and united groups (RAC, Body Corp and SA representatives) have had a number of joint discussions with Aveo management on issues such as budget considerations, changes to care services and after hour assistance and general managements issues that can affect residents. These discussions have at time been frank and earnest but always respectful. The proof of the pudding however remains to be seen in the final levies and budget presentations to be held probably in the next couple of weeks.

We commenced our RAC constitution review with an enthusiastic group comprising Ray Larke, George West and Archie Kennedy and myself. We were rolling along nicely until the ACAH / After hours assistance proposed changes took over the village for a few weeks. With residents' meetings scheduled by Aveo to consider and vote on those changes the constitution review working group thought it appropriate to defer our deliberations until later in the year to give the proposed care changes "clear air". The constitution review is what I would term "important but not urgent work". We hope to get a final recommendation on any changes to you sometime in the October to December quarter.

Our Social events have been very successful this year, whether they be catered events with live music or themed days like the Olympics special or sausage sizzles at Happy Hour or Bus trips to far way destinations, they have all contributed to the new or maybe it's not new, happy vibe in the village. A consequence of this is that our (your) Residents bank balance is in a pretty healthy position. This allows the committee to part fund events to keep the individual costs down or to fund the acquisition new stuff like pool furniture, village seating, bar refurbishment, a Kiwi Flag for Anzac Day and maybe soon, a new really big Smart TV for the manor area. But none of these events happen without people working both behind the scenes and out in front of the stage. There are literally tens of residents who willingly lend a hand to set up tables, move furniture, sell raffle tickets, man the bar, staff the "book and pay" desk, purchase food and decorations and a whole stack of other tasks. So a big thank you to all those folks.

One more thing on the events matter. Your feedback through our questionnaire is extremely valuable and the social co-coordinators will use this information as guidance in planning and staging events over the next year. There will be some changes to events management in the future in response to your feedback.

Our "Meet and Greet team" has been a success and is regarded as very valuable by those who wanted to use the service. Not every new resident wants to get involved with this, however it's there to help new residents feel welcome and part of our village.

The myriad of activity groups in the village is very active and growing all the time. The introduction of Bocce and Ladies Snooker has added to our activities and pastimes. Further every group is more than welcome to promote their activities and the quarterly general meetings (QGMs) are a perfect forum to let others know about what your group does, so I encourage activity co-ordinators to take full advantage of this opportunity.

Further, the future of the Finance Subcommittee is being reviewed and something I wanted to discuss with you today is the possible establishment of a Finance Advisory Panel, (FAP). The FAP would be different than the finance subcommittee in that it would confine itself to budget and budget allocation matters with the Aveo Management team. It would require a slightly different skill set than the traditional finance sub committee. With your approval I am seeking to further explore this option and with your consent I'll report back to you at our next meeting. (the meeting endorsed the Chairman to further develop this model).

So the next year will be filled with more of the same, or maybe something different if you direct us to do so, hopefully we'll acquire a few extra "toys" for entertainment and our village life will continue to be vibrant, exciting and everything you hoped it would be. As always, if you have a suggestion or an idea please approach any committee member.

7. Results of Ballot

Chair, John Parsons called on the Returning Officer, George West to announce the results of the elected positions.

George thanked the four Scrutineers.

7.1 Announcement of Uncontested Committee Positions

As the number of nominations for the following positions on the RAC exactly matched, a ballot was not necessary. George West confirmed the following appointments:

- Executive positions:
 - Chair: John Parsons
 - Secretary: Sharon Jack

7.2 Results of Ballots

George West confirmed there were 3 nominations for Treasurer and you the residents have elected Robyn Palmer.

Therefore Robyn Palmer's nomination for Ordinary Committee Member has now become superfluous leaving four positions for four nominations. A count was not required.

- Ordinary Committee Members:
 - Bob Jack
 - Brian Palmer
 - John Davies
 - Raymond Larke

George West announced this is your Committee for the next 12 months.

George West advised, do not approach him or any of the scrutineers for a breakdown of the results. You will not get it. That information will be passed onto the Committee.

Chair, John Parsons announced appointments to the Sub-Committees.

No surprise Bob Jack has been nominated and appointed as Bar Co-ordinator.
Diane Giles has been nominated and appointed as Kitchen Co-ordinator.

Sam Denny and Sue Barden have nominated and been appointed as Joint Social Co-ordinators.

Chair, John Parsons welcomed all of the members of the Committee for next year.

It will be our pleasure to serve you again.

Thank you to everyone for showing your interest in voting.

8. General Business

No General Business.

Chair, John Parsons thanked everyone for their attendance.

9. Date and Time of next AGM

July, 2026, date to be advised.

Meeting closed at 3.30 p.m.

Attachment 1 - Annual Treasurer Report for the Year to 30 June, 2025.

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT FOR THE YEAR TO 30 June 2025		
DETAIL	THIS YEAR	LAST YEAR
Bar Revenue	54,805.00	
Social Events/Raffles/Bus Trips	27,729.00	
FREE OF CHARGE		
FOC Drinks/Raffle Wine	665.00	
Free Drinks After QGM/AGM	607.00	
TOTAL RECEIPTS	83,806.00	60,630.00
PAYMENTS		
CBA - Merchant Fee	414.50	
EPOSNOW	2,220.60	
Bar Purchases - Stock	36,658.66	
Bar Expenses	663.00	
Library Books	1,616.50	
New Pool Cushions	556.00	
ARQRV Subscription	90.00	
Bar Reno Fittings	577.00	
Outdoor Chair Repairs	800.00	
Skip Bins	715.00	
Liquor Licence Fee	780.00	
Sconetime - Expenses	99.74	
Sconetime Morning Tea/Donation Dementia Aust	360.74	
Aveo/Morning Tea for Anzac Day	540.00	
Nibbles for Happy Hour	584.45	
Promotion Lucky Draw /Birthday Cards/QGM/AGM	1,125.00	
Social Events/Raffle Costs	27,028.47	
IT for Retirees/Computer Training	3,000.00	
Deposit for Christmas Lunch	275.00	
Bocce Court Expenses	270.40	
Stationery	1,666.23	
Easter Eggs including Aveo reimbursement	19.00	
Anzac Day Flag/Wreath	485.00	
Supplies to position Garden Seats	18.16	
TOTAL PAYMENTS	80,563.45	60,234.00
Cash Balance at 1 July 2024	18,055.00	
Cash Balance at 30 June 2025	23,896.90	
Cash Flow Surplus for the Year	5,841.90	
Residents Association Assets		
Main Account	20,896.40	15,055.00
Imprest Account	3,000.50	3,000.00
Bar Float	250.00	250.00
Bar Stock	4,747.23	4,255.00
Events still to pay Aveo	(2,088.00)	(3,140.00)
TOTAL ASSETS	26,806.13	19,420.00