

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENT'S ASSOCIATION

Minutes of Quarterly General Meeting

Tuesday 17th March, 2014 following a presentation by Aveo

Meeting Commenced at 10:40am

1. Attendance and Apologies.

Committee members in attendance: Pat Bowen (Chairman), George West (Treasurer), Irene Gibbons, Terry Gleeson, John Davies (Secretary), Steve Hill, Margaret Gordon.

Residents in attendance: 82. The chairman declared a quorum was present and opened the meeting at 10:40 am welcoming residents. The chairman also expressed his thanks to outgoing secretary Irene Gibbons for her outstanding work for the association and said that John Davies had taken over Irene's duties as secretary

Apologies:

Marie Higgins, Myra Cook, John Butterfield, Glyn Rutherford, Fred Rose, Norma Flack, Moya Robertson, Jane Hill, Marjorie Vandenhurk.

2. Confirmation of Minutes of previous meeting.

John Davies moved and George West seconded that the Manor report be amended to include the 5 headings missed from the previous minutes. A copy of the missing items had been supplied and will be included in the amended minutes. Carried.

3. Business arising from Minutes.

Nil.

4. Inward Correspondence.

All inward correspondence has been dealt with and recorded in RAC minutes.

5. Outward Correspondence.

All outward correspondence has been dealt with and recorded in RAC minutes.

6. Treasurer's Report.

The Financial Reports were presented by George West.

The Treasurers' Report is on the RAC Notice Board in the computer room if further details are required.

It was moved by George West, seconded by Irene Gibbons that the financial report and payments made be accepted. Carried.

Financial sub-committee report. A copy of this report is contained within the resident's association meeting minutes dated 10/03/2015 and also pinned on the RA notice board

George West spoke to the report:-

He noted that the Serviced Apartment residents were not in good shape budget wise as their income was down and expenses such as salaries was up. The ILU budget was in much better shape with an estimated budget excess of around \$34,000 at this point in time

A copy of this report will be on the notice board in the computer room for inspection.

Marie Milner spoke about her time as treasurer noting that when Aveo declared the village closed that they would fund a deficit for two years to an amount of \$25,000 towards the Manor deficit in their GSF accounts and then they would wipe their hands in funding deficits for the Manor.

George West replied that at this immediate time the committee is attempting to ascertain from Aveo whether we are a closed village or not and so whether a balanced budget has to be prepared

Pat Bowen indicated that in General Business he'd like to talk about getting a full time maintenance person on staff.

Gerhard Sliwa spoke on the surplus of \$10k and there should be a meeting to discuss where the surplus is spent

George West explained that the Resident's Act clearly indicates what can happen with any surplus, it has to be carried forward to the next fiscal year.

Richard Hughes added that monies carried forward to next years' will have an effect on the budget and either lower or raise levies.

George West moved and Steve Hill seconded that the sub-committee report be accepted. Carried.

Reports:

6.1 Manor:

John Davies reported as follows:-

- Speed bump or not? Problem due to the increase in visitors picking up/visiting relatives in the Manor and not being aware of the 10 km/hr speed limit. VM is actively exploring this issue.
- Manor residents voted recently, with a big majority, that the current weekly menu selection procedure was acceptable.
- Out of hours fire alarms for Manor residents should be less of an issue in future.
- Submissions to the finance sub-committee on behalf of Manor residents has been made. It provides figures and reasoning to support an equitable share ratio for shared village expenses in the ratio of 28/72 as the same as the ratio of number of residents living in the village.
- Figures from the audited accounts shows that this is not happening, in the worst cases Manor residents are paying 60% of some shared village expenses.
- Spreadsheets are available for examination, in a critical manner, to assist the finance sub-committee with their deliberations. They are undertaking a big task this year.
- Mystery Tours for Manor residents. Beth Sarsfield with Ralph Haddrell's assistance and the VM's support, is arranging.

6.2 Bar:

Ron Heather presented his report:-

He thanked all the residents who volunteer their services to paint and clean the bar area and to man the bar at happy hours and at other special times.

He reminded all residents to make use of the birthday card they receive from Aveo and come to the bar to down their free drink.

6.3 Maintenance:

Terry Gleeson provided the following report:

- Skip Hire: Two 4 metre skips will be hired for April by the Residents Association. We have asked for a delivery date of 17th April. They will be here for a period of 10 days. A notice will be placed in the Newsletter
- The five week gardening cycle has gone out to a seven week cycle. This is mainly due to a strong growing season caused by fairly regular rainfall and constant warm days. This should come back to a five week cycle as the cooler months arrive.
- The BBQs have been industrially cleaned and new covers have been purchased and are now in place.

6.4 Anzac Day:

Steve Hill reported as follows:

- The rosemary bushes area is being refurbished with new advanced plants in an improved garden bed
- Principal from St. Andrews has agreed to attend and will have one of his senior students give their perspective on how the younger generation perceive what Anzac Day is about.
- After the service there will be refreshments and the bar will be open.

6.5 Activity Group:

Margaret Gordon reported as follows:

- All groups are well patronised and if any group requires help give Margaret a call. The new art group has got off to a good start and enquiries can be made by contacting Don Goodey in the Manor.
- Movies in the theatre have not been as popular lately and may drop back to two showings per week.

6.6 Golfers:

Brian Kelly reported on a golf cart matter

- Golf carts need to be registered for road use because of third party insurance requirements and also the route from the Village to the golf course needs to be registered for each cart with the police. It was suggested that management invite police to the village to review the route taken by golf carts to and from the course.
- Apparently use of the back gate in the village is allowable without restrictions, but owners can be prosecuted if found on roads without proper full registration.

6.7 Social sub-committee report:

- The chairman spoke on behalf of the two residents currently arranging social events up until June and congratulated them on doing a splendid job. It was unfortunate that St Patricks Day had to be cancelled but residents should be mindful that there is a long lead up time in order for the kitchen to order in supplies for events, so please put your name down early and do support all the social events.

6.8 Body Corporate:

Richard Hughes reported as follows:

- BCC is very involved with the lot 3 development and has written numerous letters to Richard Andrews, operations manager for Aveo.
- The maintenance committee has met with PPS and then written to Richard Andrews pointing out that the scope of the contract PPS signed was not being adhered to.
- Some concerns about the size of some large trees and the roots of other trees entering and damaging drains. Expect tree lopping to occur in June or July
- White ants have been a problem in a few villas and Richard Andrews had been shown examples of treated and untreated wood used by Aveo in the construction of villas in the village. The Sunshine Coast area is a particularly bad area for termites

7. General Business:

7.1 Pat Bowen spoke about the need for a full time maintenance person

Pat then highlighted the fact that when the new PPS contract was mooted by management it was on the understanding that 3 persons would be provided by PPS, 2 to handle gardens and 1 to handle bus driving and maintenance.

Discussion on the matter then ensued

Mary Waring Smith suggested the user pay principle

Pat Bowen mentioned that often carers are called out by ILU residents to fix minor problems for them, there will be a charge for this. He also stated that we are all getting older and that changing a light bulb will require a maintenance person to assist and so we should be providing that service for residents who are ageing.

Gerhard Sliwa Being here for 10 years felt that anytime we need help to fix things we should call a technician and pay them as we are independent residents and would have to pay in our own homes

Pat Bowen mentioned that in the case of the smelly bin situation the gardeners were pulled off their jobs to attend to cleaning bins, which should have been done by a maintenance person.

Gerhard Sliwa then quoted the case of the gardeners being used to shift furniture, the chairman agreed that it should be done by a maintenance person.

Peter Newey said that since Aveo had overcharged us because of the closed village statement, then they should refund the \$50 by paying for a maintenance person.

Marie Millner said that the way the PPS contract was signed was unethical, it was passed in the budget without the necessary paperwork being produced to support the adoption of the gardening scheme.

George West said that if they are not fulfilling the scope of the contract and doing all the things specified then we need to move to dismiss them and engage another contractor who will honour the scope of the contract

Pat Bowen said that currently the village is too big for the two gardeners to manage the full scope of the works

Brian Millner clarified the situation that occurred between Aveo management and the BCC in the awarding of the PPS contract and said that Aveo have been telling the village for years what we should be doing and it's time the village told Aveo what to do

Pat Bowen said that the 5 week schedule had blown out to 7 weeks and it's now 10 weeks since the back of their villas had been maintained. Also the maintenance jobs to be done has blown out to 14 to 20 hours of work

Beth Sarsfield commented that originally 4 gardeners were employed

Pat Bowen Pointed out that during those times Aveo was picking up the deficit

Peter Newey said that Home Assist is still a good source of home maintenance at low cost, rather than employ another maintenance person, maybe organise with Home Assist to attend the village on a monthly basis and attend to maintenance jobs

David Gordon spoke about Murray's usefulness in being able to explain to residents how things in their villas operated and were shown how to fix things. Now residents, as they age should not get up ladders.

John Davies mentioned that the scope of the contract signed by Aveo with PPS, allowed for the work undertaken by the two maintenance men to be covered. This included pool cleaning and Manor and villa maintenance

Arnold Vandenhurk said as villa owners, maintenance work is our own responsibility and should be paid for.

Pat Bowen said that's ok for residents who are fit and well but not so good as we age.

Arnold Vandenhurk said that many residents couldn't really afford to pay towards another \$50,000 to employ a maintenance person

Cheryl Ford said that when she moved in 7 months ago Sales told her that she would have access to maintenance for her villa.

George West agreed and said that there was a big gap between what residents are told to expect by Sales and what management operations are able to provide.

Margaret Ord said that she had been very pleased with Home Assist who were timely and economical, only charging for materials used.

Pat Bowen mentioned that Terry Gleeson had recently arranged a seminar at the village for Home Assist to explain what they could do for us.

7.2 Gerhard Sliwa then asked if the resident's association could arrange for schematics of the Manor alterations to be provided to residents and that a committee be formed to provide input to Aveo on alterations that are needed to the Manor to improve facilities. As an architect he would volunteer to be on the committee when formed.

Further discussion took place on the total inadequacy of the plans submitted to the residents today and the need for consultation between Aveo staff and residents to advise them what the village requires in improved facilities.

7.3 Marie Millner then asked the Body Corporate chairmen to advise on what was happening with including the new lot 3 owners in our Body Corporate

Richard Hughes, Aveo are designing a new Community Management plan which all residents will have to agree to. It will be a complex issue and it is considered that the BCC will need legal advice.

Marie Millner Said that she saw the new development on Lot 3 as an independent village, that's what they had been told previously. Now Aveo are telling us to rubber stamp their new scheme with little consultation with village residents. Should we roll over and let that happen? Marie suggested that as we spend \$3500 on Xmas dinner, why not forgo that this year and use the money we would have spent to obtain a legal opinion. The ARQRV does not have a specialist in the area of Body Corporate law but has recommended a lawyer who does. We should support the BCC and show them that we are prepared to pay for legal advice

Pat Bowen pointed out that the BCC can't move a motion to spend the money but the residents at this meeting can. At the moment we are only at stage 1, where Aveo need to show us their plan of how things are going to proceed. Their plan has to go to the Body Corporate and then come back to residents to vote on. Currently a date of around 14/04/2015 is envisaged. Pat believed we should get legal representation

Motion: moved by Marie Millner seconded by Judy Wrigley that the resident's association be authorised to spend up to \$5000 in seeking a legal opinion about the legal standing of residents of the lot3 development joining our Body Corporate and community management plan. Carried

Richard Hughes expressed his appreciation at the funding for legal advice and also advised the residents that Aveo and Alison Quinn are having difficulties with Aveo Newmarket retirement village. It could be time for us to go public and get more community support for this village

7.4 Harriet Rutherford, spoke a word of thanks for the committee members they voted in and all the hard work they have been doing on behalf of residents

Date and Time of next meeting: Tuesday, 16th June at 10.00am.

8. Close of meeting: Meeting closed at 11:51am.