

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENT'S ASSOCIATION

Minutes of Quarterly General Meeting Amended 17/03/2015

Tuesday 16th December, 2014

Meeting Commenced at 10:00am

1. Attendance and Apologies.

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

Residents in attendance: 70

Apologies:

Peter Newey, Anita Marshall, Margaret Ord, Elton Ord, Jane Hill, Betty Comino, Marion De La Haye, Ron Heather, Betty Heather, Jacinta Crohan, Ann Hughes, Helen Gava, Ray Larke, Barbara Larke, Desolie Gleeson, Joan Butterfield, Jan Corlett, Brenda Langmaid and Moya Robertson.

2. Confirmation of Minutes of previous meeting.

Moved Doug Rice, seconded B.J.Hampton that the minutes of the QGM held on Tuesday 9th September 2014, be confirmed as a true and correct record. 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 Report was presented by George West.

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|------------------------------------------------------|----------|
| <u>Balance Carried forward at 1 September</u> | \$17,082 |
| Deposits during the quarter | \$11,879 |
| Payments during the quarter | \$10,597 |

Cash Balance 1 December

\$18364

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

It was moved by Steve Hill, seconded by Ralph Haddrell that the financial report and payments made be accepted. Carried.

George West then stated that a successful meeting had been held with AVEO accounts staff and that there is no major concern at this stage with the budget. There are many discrepancies and issues to be worked through and these will be dealt with at future meetings. The details of this report are contained in the RAC Minutes of 9 December and are on the notice board in the Manor for those members who do not receive emailed Minutes.

7. Reports:

7.1 Social:

Pat Bowen advised that in the absence of a social committee RAC members were doing the best they can to organise functions. From Feb, Bronwyn West and Desolie Gleeson will share the role of social convenor. The Christmas function was successful but with 132 attending it was crowded and hot. Jackie Wearn thanked the committee for a wonderful evening.

A New Years' Eve function is being organised by John Davies, a note will be in the boxes shortly.

7.2 Bar:

Irene Gibbons read the Bar Report in the absence of Ron Heather:

As indicated in the Treasurer's report bar takings for November were above \$3000, as were the months of September and October, thanks to the attendance of the regular patrons on Tuesday and Friday Happy Hours and the Lions Dinners.

There were several major functions held over the past month including the Melbourne Cup, Remembrance Day, The Bowls Club Lunch and the Lions "Bargain Hunt", which also contributed to the good turnover.

A Price List of the more popular drinks is on display at the Bar as well as a notice offering a "free" drink on presentation of your "AVEO Birthday Card".

Thanks must go to the volunteer staff of Richard Hughes, Ray Larke, Keith Van Rangelrooy, George West and John Weeden who are doing a great job.

Finally Mick Wallace has recently qualified to serve behind the bar and will join the rostered staff in the near future.

7.3 Maintenance:

Terry Gleeson provided the following report:

- Skip Hire: Two 4 metre skips were hired in October and were well received. Our intention is to provide this service in April and October next year.
- Garage Floors: All but one villa has had their floor attended to.
- Sprinkler system: There have been numerous problems with the sprinklers. Pumphouse have been working with our PPS gardeners to rectify these. Residents should write down any problems in the maintenance book.
- Chairs: Fifty green plastic chairs have also been purchased.
- Hot water systems in roofs have all been bled.
- Pest inspections in villas have been carried out, except for Villa 23.
- Front gate: is working. Contractors have carried out necessary repairs
- Internet in the Manor. We have purchased a new modem. Trevor Davis has installed. Reception in this building is now very good.
- The Pool: Posts have now been re-painted and a new solar pump installed.
- Safety barriers in Crestbrook Place. Quotes are still being sought to supply pool fencing style barriers in that street.
- Lounge chairs in the bar area: Quotes are currently being sought by the VBM to replace these chairs.
- Home Assist: Arrangements will be made in the New Year for a person from Home Assist to come and speak to residents about the services they can provide and who is eligible. (5476 6130)
- A new system will commence in the New Year where the gardeners will work in each street on a rotational basis. They will work in each street every 5 weeks. They will prioritise their work and whatever doesn't get attended to this week, residents will know they will be coming back in 5 weeks' time.

It was noted from the floor that some garage floors still need to be repainted and one pest inspection has not yet been completed. Bob Ballingall noted the chronic problem of ants which residents need to maintain as best as possible.

7.4 Manor Report:

John Davies reported as follows:

Safety and Security. Village Safety Management document close to completion.

Removal of Alliance. New caterers are now in place. Food committee led by Mary Rivers has been established

Communications. Can be improved to allow for better coexistence of all Village residents within the Manor.

Loss of village bus volunteers due to personal insurance problems, there could be other news on this front soon.

Safety rail in swimming pool. There is a need for elderly Village residents to have a safety rail installed in the Village pool, Village manager is investigating.

Village Manager is to provide the Manor representative with more financial details.

New Years Eve. A late BBQ has been organized for 7:30pm start followed by popular music, fun videos and NYE let in and TV fireworks show at 11pm. Bar has been organized through Ron Heather.

John Davies

SA 204

7.5 Book Club:

Our readers have had some challenging and interesting books to read during the last year and we have had some very lively discussions. We are still receiving some very good books donated to the Library and thanks to the Peregian Springs Lions Club who donated many books following their Bargain Sale. We donate surplus books to local charities.

The grant from the RAC is very much appreciated and many wonderful books have been purchased. Bulli, Hilary and Jill have spent many hours shelving books and we thank them. Bulli has noticed that many of our purchased books do not appear back in the Return box – she has a list of ALL the purchased books – and we ask that if you have a book at home, after you have read it to please return it for the enjoyment of all residents.

We encourage all members who would like to join our group, you are very welcome. We have about 14 members and we have just paid our Annual Fee to the Sunshine Coast Library.

We look forward to a great 2015 with new members and new books and please put forward your suggestions for any books you would recommend we purchase.

7.6 Knitters Group:

In Anita's absence Irene Gibbons on her behalf thanked the volunteers for the magnificent work they did this year. She also thanked the Peregrine Springs Lions Club for allowing a stall to be manned during the Bargain Sale day and the residents for the support of the group. A record \$1700 was raised this year. Congratulations to Anita and her group.

7.7 Emergency Management Plan:

John Weeden advised that he has been working with management and John Davies in ensuring that the plan encompasses the needs of all residents. Some work still needs to be done in organising people for various roles but it is hoped a meeting on the plan will be held shortly.

7.8 Body Corporate:

Richard Hughes reported as follows:

- BCC is working closely with RAC and have two sub-committees: finance and gardening.
- There is a new schedule of works for PPS and PPS management will meet with the joint gardening committee monthly.
- Several meetings have been held between the finance committee and AVEO accounts staff.
- Manor painting has finished. Stage 5 and 6 will be painted next year. All ILU's will be washed down annually.

- Further quotes are being obtained for street lighting, firstly in Links Cove.
- Discussions are being held with Enviro Pest about the Termite problems.

Gerhard Sliwa asked who was responsible for the payment for improved street lighting. Richard advised that is still being determined but that the BCC will pay and then work on being reimbursed.

Bryan Milner stated that in view of the termite problem perhaps six monthly inspections should be carried out. He also asked who is responsible to pay for any damage done to property. Richard replied that the BCC has written to AVEO seeking advice on this issue but in the interim would pay for any damage.

7.9 Art Class

Beth Sarsfield spoke about the item in the RAC minutes of 9 Dec concerning the Art Group being a Closed Group. She also read out a letter she wrote to the VBM about this subject as well as a letter she received from the Secretary of the RAC. Beth's major concerns were:

- The Art Group is not a closed group
- Lack of space precludes additional members at this stage.

Pat Bowen stated that the RAC did believe that the Art Group was a closed shop and that as another resident had offered to run a group, open to all residents the RAC would be happy to support this. A venue and day has yet to be worked out.

Anne Poole, and Win Metcalf spoke in support of Beth. Mike Bridges suggested that it does not need to be an either/or situation and the two groups could run in parallel.

Pat Bowen suggested that Beth and Don Goodey meet and discuss the situation with the aim of the two groups working harmoniously.

8. General Business:

8.1 Pat Bowen asked Mike Jordan to outline the conversation he had with the Planning Officer at the Sunshine Council on 26 Nov.

Mike's main points were as follows:

- 2 years ago the concept design was presented to residents but was rejected.
- Now with fast track approval it is not necessary to provide public notification
- Council does not inspect community facilities but considers them adequate

- Council are concerned about lack of car parking
- AVEO have stated they will provide a concierge service to ferry people to the Manor

Pat then highlighted the major issues on behalf of the RAC:

- Residents were advised that this was a “closed” village and yet this development application states it is an extension to the current village
- The community facilities are inadequate for another approx. 100 residents
- There is insufficient car parking at present without adding further residents
- There are financial issues to be resolved with levies and the sinking fund
- Richard Andrews, State Manager, has asked RAC and BCC to put in list of additions we feel are necessary for the redevelopment of the Manor
- Pat and Richard Hughes are visiting Councillor Robinson, our local representative to discuss issues with him.

Sandra Ferber, Bryan Milner, Judy Wrigley, Richard Hughes, Jim Robertson, Mike Jordan, Gerhard Sliwa, Jackie Wearn and Mary Wearing-Smith all commented as follows:

- The underhandedness of AVEO in submitting this development application with no consultation with residents
- The need to ascertain whether roads will be extended from our village into the extension which will greatly increase traffic
- Why did we pay \$50 extra per month to pick up the deficit if this is not a closed village, can we get this back?
- Do the new residents have access to the sinking fund?
- How will the new villas being leased affect us?
- Have residents of Yarran Rd been consulted about an extension to their road?

Marie Milner then stated that she had discussed with the ARQRV, as had Pat Bowen and there is nothing we can do to halt this development. There are things we can do regarding emergency access and issues about finance and community facilities we need to discuss with AVEO but the development will go ahead.

Pat Bowen advised that we are awaiting confirmed details of when AVEO will be visiting to present the project to residents.

8.2 BJ Hampton enquired whether volunteers can now drive the bus. Pat Bowen stated that a meeting with the insurance broker clarified this issue.

Volunteers are covered to drive the bus so long as they abide by the road rules.

8.3 Bryan Milner advised that he is the village liaison for ARQRV and that subscriptions are due 1 Jan. The fee has been raised to \$30 per annum but is well worth the money.

8.4 Mary Wearing-Smith queried some furniture being moved upstairs. Pat Bowen stated it was AVEO's furniture and they could do what they liked with it.

During General Business, Pat Bowen made a small presentation to Kay Tranter and thanked her for her excellent service over the last ten years and her commitment to the village and its residents. Kay responded and thanked all present and stated that she has been very happy here and will miss the friends she has made.

9. Date and Time of next meeting: Tuesday, 17th March at 10.00am.

10. Close of meeting: Meeting closed at 11:45am.