

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENT'S ASSOCIATION

Minutes of Quarterly General Meeting

Tuesday 17th March, 2014 "A presentation by Aveo"

Meeting Commenced at 10:00am

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 opened the meeting at 10:00 am welcoming residents and pointing out that the first part of the quarterly meeting had been set aside to allow Aveo to present preliminary plans on the alterations to the Manor.

The chairman handed the meeting over to Richard Andrews, Aveo operations manager for the Peregian Springs area. Richard then thanked the chairman for the invitation to address the quarterly meeting and introduced Aveo portfolio manager, Kylie Simpson to run through the details. Richard said that Aveo were looking for feedback from residents about the preliminary designs. He also indicated that a larger mock-up of the plans would be prepared so that all residents could view the plans clearly. Richard then handed over to Kylie to run through the presentation.

Kylie explained that Aveo had engaged an architect to prepare initial concept plans so that residents could now view and make suggestions and comments on whether the proposed extensions to the Manor were suitable.

Her brief had been to look at extending the very small resident's kitchen area to a larger area and incorporate the bar and extend covered facilities outdoors in the general direction of the pool area. Their original thoughts had been to join the kitchen and bar areas together, extend the outdoor area behind the pool table towards and inclusive of the pool areas. The kitchen and bar would have capabilities to serve to the outdoor areas.

It had been considered that the gym would move to the area towards the back of the pool dressing room and pump room. This would then leave room for the pool table to be moved towards the gym area and the area itself extended by removing walls. Overall there would be a much more extensive open area from the bar/kitchen towards the office counter.

Kylie concluded explaining that her role at Aveo is to look at existing villages with a view to upgrading the community centres, bigger gyms, bigger kitchens, etc. She has worked closely with the Village Manager and the architect to draw up these initial plans.

Discussion

Judy Wrigley asked if any consideration had been given to close by areas to store chairs and tables that are used in functions in the Manor. Currently they are all stored in the activity room. Kylie said that should be considered and maybe Sharon could include it in future considerations.

Dian Bowen asked about kitchen details, what will be provided. Kylie explained that full detailed drawings were not drawn up yet.

Peter Newey pointed out that the bar area needed to be a secure area under the conditions of the liquor license held by the resident's association.

Kylie was unaware of the conditions pertaining to the Village liquor license, that it was quite different to other villages.

Jeff Pearch asked about a heated swimming pool for therapeutic activities.

Sharon Bateman replied that gas heating costs for such a facility would significantly increase monthly levies. Cost could be in the vicinity of \$10,000

Mike Jordan, spoke about the major issue of car parking in previous discussions with Aveo and it could be a major problem with the increasing use by Lot 2 owners

Richard Andrews replied by stating there are several ways to overcome the issue, use a shuttle bus to move residents around the village. If you want more car parking spaces then need to work with the Body Corporate to build more car park spaces. Give serious consideration to car parking as the village probably doesn't want to look like a Coles car park.

Judy Wrigley asked if the construction of the car parks would be at the Body Corporate Cost.

Richard Andrews agreed that it would

David Gordon, mentioned that the proposal so far only indicated that it was just like moving the chairs around on the sinking Titanic. Had any consideration been given to using the area outside the multi-purpose room?

Kylie replied that up to this time they hadn't considered it. Again the purpose of this presentation is to gain ideas on what possibilities there are for extensions and improvements.

Pat Bowen said that the meeting could go on ad infinitum, discussing fine details when the principle aim of Kylie's presentation was to elicit ideas from residents on whether the preliminary plan could be improved. Let us today just consider the plan and leave car parking to the village committees to work through

Richard Hughes then asked what time scale applied to these improvements to the Manor

Kylie replied that alterations were due to commence at the beginning of the next financial year, but exact start times would depend on discussions between village residents and Aveo on what alterations were needed to the preliminary plan

Peter Newey mentioned that there really was very little room planned for crafts and meeting rooms.

Kylie replied that we need to look at what we are currently using and how it could be reworked into the planned extensions.

Jim Robertson spoke about the need to allocate more space for the bar area than the kitchen area and the need to address toilet facilities.

Kylie said that if the allocation of space between the bar and kitchen won't work for us then they won't proceed with it.

Marie Milner spoke about the Law regarding liquor licensing might not allow for people using the kitchen facilities being behind the kitchen counter in the same area where liquor is served.

Kylie replied that they hadn't gone into that detailed level of planning at this stage.

Beth Sarsfield mentioned that as village residents are getting older there will be a need to consider closer and more functional toilet facilities close at hand to the kitchen and bar areas

Kylie replied that toilet facilities will have to be compliant with the regulations and builders code.

Cheryl Hodges asked why move the bar which is currently a secure area

Kylie replied that the only reason so far to move the bar was to make for more space by moving/removing walls.

Arnold Vandenhurk queried moving the pool table into the current gym area. It was then pointed out that by moving the walls around there would be a much greater area for the pool table.

Mary Waring-Smith asked if there was not any room upstairs in the Manor on the upper levels in which to store chairs.

Kylie replied that it had not been considered.

Karen Wright pointed out that since it is so hot on the western side of the Manor, it would be very hot for the kitchen area

Kylie said that their first consideration was to combine kitchen and bar facilities in the one area.

Erika Sliwa spoke about how residents had come to the meeting today hoping to hear how Aveo were going to handle the introduction of another 100 residents from lot 3 into the current village facilities and all that had been spoken about were just the bar and the kitchen.

Kylie replied that she had not been involved in the development application and was only concerned with improving the community facilities and wishing to gain feedback.

Bethe Sarsfield asked why the external space outside the current bar area could not have been utilised.

Kylie emphasised that it was a matter of getting feedback from residents on what spaces could/should be utilised.

Gerhard Sliwa asked if we could get several more copies of the plans so as residents could get to work on them and bring up some ideas. As an architect himself the plans presented so far were not of much help.

Kylie replied that bigger plans would be provided so as residents could work on them.

Steve Hill mentioned that we can see that this presentation is the first run over the target and we need to take account of Gerhard's suggestion that we form a select committee and then sit down with the Aveo architect to draw up a better plan to get extra space.

Kylie said that after this meeting there will be talks with Richard Andrews and Sharon Bateman to see how Aveo can better facilitate future discussions in a fruitful manner.

Jim Roberston commented that the meeting today had not really approached the problems the resident's feel need to be addressed in regard to Lot 3 development

Pat Bowen, again reiterated that Kylie had only come today to present preliminary plans of changes in the Manor and not to discuss Lot 3 developments. He appreciated Kylie's efforts this morning but along with other residents there are changes needing to be made to the concept plan shown today. In particular there has been no provision for a meeting room and the library is too small currently. Feel we have started in the right direction.

There was a show of appreciation for Kylie's presentation.

Meeting closed 10.37am