

Minutes of Residents Association Quarterly General Meeting, March 15th 2016 at 2 PM

Minutes:

1: Attendances and Apologies.

Residents in attendance	-	71
Apologies	-	10

2: Confirmation of minutes of previous meeting.

Cheryl Hodges pointed out on behalf of the Body Corporate that once the new front gates are installed all current gate controls should function but may have to be re-programmed

Moved that the previous minutes be accepted, Ray Larke, seconded by Judy Wrigley.
Passed

3: Business arising from the minutes.

From a resident's enquiry about the mail service from the office, the Chairman responded that the village management had informed him that mail collection services would occur on Tuesdays and Thursdays. The Chairman indicated that the matter could be raised again with management to determine if daily collections could be resumed.

The Chairman went on to thank all village residents for their support in signing the rates concessions petition to the Council. In excess of 140 signatures were received. Once the new Council is installed the petition will be presented.

4: Inward Correspondence.

None

5: Outward correspondence.

None

6: **Residents Association Quarterly Treasurers Report**

December-January-February 2016

Money at hand on the 1st December	\$12,000
Deposits during the quarter	\$9,655

Main deposits

Bar takings	\$8,074
Peregian Lions (Donation Knitters Circle)	\$ 250
Christmas Raffle & Carols Night	\$ 670
Australia Day Function	\$ 460
Noosa Chorale Donation (Use of room for meetings)	\$ 200

Payments during the quarter

Bar supplies	\$5,008
Leukaemia Foundation	\$1,475
Melbourne Cup Catering (Cater Care)	\$ 231
Knitters Circle (Donation from Lions)	\$ 250.
Drinks (from bar Carols Night)	\$ 531
Australia Day Function	\$ 339
Library Purchases	\$ 290

Money at hand end February	\$13,530.00
We started the quarter with	\$12,000.00
And finished with	\$13,529.00
An Increase of	\$ 1,529.00

7: Report from Sub-Committees:

MARCH QUARTERLY MAINTENANCE REPORT

During April, 2x4 cubic metre skips will be delivered and remain for one week. As usual, I am sure they will be well utilised.

New BBQ cleaning utensils, products and plastic buckets have been purchased for all those volunteers who clean the BBQ'S each month. They are stored under cover in two of the BBQ'S.

Contract cleaners are cleaning the common areas in The Manor each month. The gardeners are working hard despite the hot and humid conditions. Thank you team.

Bronwyn West

MANOR REPORT.

An outstanding action that was drawn to the attention of the resident's committee last August by Ralph Haddrell and concerned the overcharging of Council Rates by Aveo management to limited lease Manor residents, has now been concluded to the satisfaction of the residents.

The lack of an evacuation procedure for Manor Residents that was drawn to the attention of this meeting some years back, has now been concluded recently, with a successful trial being carried out under the direction of the Village Co-ordinator,

The reintroduction of Mystery tours over the past year has been much appreciated by a number of Manor and Village residents who have taken advantage of being taken outside of the village boundaries. Thanks are due to Beth Sarsfield, the village management and the resident's committee for supporting the idea.

Manor residents who lease their apartments and are most affected by local council regulations that stop them from receiving rates concessions, also appreciated the support given to them by many other village residents when they signed the petition to Local Council. A good level of publicity has been generated that has some chance of drawing the new Council's attention to fixing the problem.

JD 15/03/2016

BAR REPORT FOR MARCH 2016 RA QGM

1. As you know the bar is normally open on Tuesday and Friday evenings and can be open at other times by arrangement - eg. Wednesday night for Snooker, Thursday and Sunday after bowls
2. In the three months Dec, Jan and Feb the bar banked over \$8000 for the Residents' Association.
3. Over the three months normal Tuesdays averaged 25 patrons and Fridays 37. (Which is a slight increase over the previous three months)
4. There were a number of functions when the bar was open; 93 for the Christmas carols, 54 for the drawing of the Raffle, 41 for the Claytons New Years Eve party, 92 for Australia Day, 64 to help Jim and Moya celebrate their 65th Wedding Anniversary and 43 for the Sea Food Dinner in Feb.
5. The "beer of the month" for January was Tiger, February was Stella Artois and for March it is Oettinger.
- 6 I would like to thank the volunteer bar staff who give up their time to attend on a roster basis.

Tom Shaw

SOCIAL

Ray Larke reported that there were 80 residents due to attend St. Patricks night. He had booked a bus to take residents to the Caloundra RSL on the 12th of April. Trip will include morning tea, show and lunch plus the bus returning to the village, cost was to be \$24

On the 4th of May there is likely to be a subsidised bus trip to Flaxton Gardens, for \$35 per head and includes a 3 course meal and travel. It will be a full day out

In June it is hoped to organise an evening meal at the Pool Cafe for residents with drinks afterwards at the bar.

Tom Shaw added that there is to be a bowls social function on the 14th of April at the village commencing at 8:30am, and he was looking for 24 bowlers to participate.

Commemoration

Steve Hill reported that Tom Shaw will be handling the organisation of the Anzac Day ceremony. As the event is on Sunday the 25th of April, volunteers will be sought to assist with the setting up. The Padre will be attending to lead prayers and students from St. Andrews school will offer reflections on the importance of Anzac Days. The normal cool drinks and refreshments will be available at the end of the service.

ACTIVITIES

As you are all aware by looking at the monthly calendar, here at Peregrine Springs Country Club, we are an extremely active and sociable group of residents.

It would take far too long to give an account of each activity at this forum, and many of the co-ordinators give a short report in the monthly Gracemere News.

We are fortunate to have some very talented and pro-active members in our community.

On behalf of the Resident's Association Committee I should like to thank the co-ordinators of each of our activities for their time, drive and enthusiasm.

The latest activity offerings are a Zumba for Seniors, Beginners Line Dancing, a Music Appreciation Club, and a Punter's Club. These further enhance the established offerings of Aqua-robics, the Art Circle, Bingo, Book Club, Bowls, various different Card Schools including Bridge, Canasta and Solo, the Computer Club, Knitter's and Craft Group, Line Dancing Mah-Jongg Movies at the Manor, Mystery Tours and Snooker. We have a very well-stocked and diverse Library, and an enthusiastic Social Committee which put on monthly events for our enjoyment. We also appreciate our office staff for their pro-active approach to our activity programme.

Indeed there is something for everyone and no reason anyone should be bored or have nothing to do!

Jan Corlett

Discussion: It was added that Pilates classes are due to start on Monday, but time and day may change.

8: BODY CORPORATE REPORT

1. The BC has had a busy time
 - Much time has been spent especially coping with the Lot 3 development.
 - Incorporating the Lot 3 residents into the existing Community Management Scheme.
2. The BC committee received a draft of the proposed CMS agreement. There were several mistakes in the agreement and these were referred back to AVEO and their solicitors for correction.
3. The BC Committee will not sign the new CM scheme until we have WRITTEN final plans and commencement dates for the upgrade refurbishment of the Manor and extra car parking space.

4. Regarding the upgrade of the Manor the original designs have been scrapped and new plans incorporating the residents' wishes are being prepared.
5. In response of residents' enquiries regarding the apparent use of untreated timber in the building of Lot 3. AVEO has replied
"The timber is treated – termite barriers have been installed and AVEO will provide a guarantee in writing to the BC that AVEO will cover any costs for termite damage to any Lot 3 villa. This guarantee will stand for 10 years from date of hand over".
6. The BC has arranged for a visit from Richard Andrews – Territory Operations Manager - to discuss with both committees' and residents'
 - New gardening contract.
 - AVEO Way leasehold agreement. – Rights and Financial arrangements.
 - Other topics. - Refurbishment, Parking, etc.
7. At a separate meeting the BC has also invited Kathy Pashley. Kathy is an independent Body Corporate specialist who sits on the Body Corporate Tribunal. Kathy will address all residents' regarding the rights and obligations of residents' and rights of the Body Corporate, as required under the BC Act.
8. The BC has arranged for one of the gardeners to work on Easter Monday, putting out the bins for collection and returning bins after they have been emptied. This coincides with the fact that the garbage collection, from the council, operates on Easter Monday.
9. The BC has requested from AVEO definite hand over dates for the new villas on Lot 3 to assist with financial calculations.

Richard Hughes, Chairman Body Corporate

Discussion:-

Stave Hill suggested that the BCC might encourage the Aveo Sales people to address residents at some time to divulge how they will operate the selling activities of lot 3 villas to prospective future residents.

Judy Wrigley pointed out that within about 10 years' time all villas and apartments will be sold as leased apartments and all residents will then end up paying higher monthly levies than other retirement villages, because the Sunshine Coast Council do not offer concessions to pensioners who occupy leased villas/apartments.

Brian Kelly then commenced discussions about who was liable for white ant repairs. This discussion continued exhaustively with the Body Corporate Chairman outlining the extensive amount of legal and other background work undertaken in attempts to determine who was responsible financially for repairs between the Body Corporate, the lot owners and the residents themselves.

Problems were revealed about management not having the rights to inspect villas that lay empty for months, often when water damage had occurred over long periods of time leading to white ant damage.

Brian Millner suggested that the Body Corporate investigate whether a service could be provided village wide that would certify if villas were white ant free. The BCC Chairman agreed that it could be considered.

9: General Business.

Discussions then proceeded on the Golf Club situation and payment by Aveo of \$25k. The Chairman summarised other information that Councillor Robinson provided.

Arnold Vandenhurk asked if residents could be allowed to attend Resident's Association Committee meetings. George West indicated that it was likely that there would be a need to change the constitution to allow for this variation.

The Chairman believed that one of the main benefits of the QGM meetings was that of giving residents the opportunity to bring up matters of concern and be fully informed on all matters considered by the committee.

More discussion then continued on white ant problems, eg examining behind cupboards, moving furniture to inspect, audible inspection systems, increasing annual levies, etc.

In summary the Chairman recommended that if the Body Corporate was to hold a meeting to discuss all the ramifications of attempting to eradicate white ants from the village then it's important that all village residents attend.

Meeting Closed 3:00pm, The Chairman thanked everyone for their attendance and inputs.