

Minutes of Residents Association Quarterly General Meeting,
June 14th 2016 at 2 PM

Minutes:

1: Attendances and Apologies.

Residents in attendance	-	61
Apologies	-	16

2: Confirmation of minutes of previous meeting.

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

3: Business arising from the minutes.

Nil

4: Inward Correspondence.

Nil

5: Outward correspondence.

Nil

6: **Residents Association Quarterly Treasurer's Report**

MARCH – APRIL – MAY 16

Money at hand on the 1 st March	\$13530.00
Deposits during the quarter	\$11230.00

Main deposits....Bar takings	\$8,592.00
Mothers Day Raffle (Profit on raffle \$405)	405.00

Payments during the quarter	\$12034.00
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Major Payments....Bar supplies	\$ 6160.00
Cater Care (Australia Day)	111.00
Cater Care (10 th Anniversary Bar)	110 00
Bingo Supplies (new barrel and marbles)	166.00
Library Purchases	375.00
Anzac Day (Order of Service Booklets Wreath and Catering)	325.00
West's National Coaches (Subsidise Flaxton Gardens)	275.00
Superior Skip Bins	680.00

Money at hand end May	\$12726.00
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We started the quarter with	\$13530.00
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And finished with	\$12726.00
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A deficit of	\$ 804.00
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Desolie Gleeson, Treasurer

Moved that the treasurers report be accepted by Jan Corlett and seconded by Peter Newey

7: Report from Sub-Committees:

Finance

John Davies made a presentation on behalf of the committee to outline to the meeting just one of the many difficulties currently being faced by the sub- committee and the village business manager in preparing the budget for 2016/17. The topic chosen was that of equitable sharing in the Peregrian Springs retirement village community, amongst just four of the different accounts controlling expenditures in the village.

The details of the presentation (for recapping what was written) can be reviewed on the RAC website <http://www.psc.org.au> under the QGM heading for the June meeting. Also for perusal are two Excel spreadsheets (copies can be provided, if requested, from the secretary) to provide background material to outline some of the shared expenditure line items. Note that some items in the different accounts are not shared, as they are sole costs to particular groups of residents.

Discussion:

The chairman commented that he understood where John was coming from in the case of equitable sharing, but it had been the case for a number of years that the finance sub-committee had struggled to work out budgets from finance figures supplied from head office which were inaccurate. The chairman emphasised that in the end it was the scheme operator, Aveo who controlled how the finances were split and what the share ratios would be. They are the managers and make the final decisions.

Peter Newey raised the point that the dining room section (lot 183) was used by Serviced Apartment (SA) residents and ILU residents were not able to use the dining room when they wanted to, so the cost should be to the SA residents.

David Gordon added that a previous manager had explained to the ILU residents, looking down to the lot 183, (the dining area) "that's ours" and looking at the 134 area (the bar area) "that's yours". David added that since that time, that was how the two accounts were managed, and that might help to explain the current arrangements.

Gerhard Sliwa queried whether the current discussion was really in the domain of the Body Corporate. The chairman confirmed that the only account that the Body Corporate is responsible for is the Sinking Fund account, the resident's committee manages all other financial accounts.

Further discussion was terminated at this point.

QUARTERLY MAINTENANCE REPORT

Since the March Quarterly RA meeting our committee has organised the skips to be delivered and they were well utilised.

New BBQ cleaning products were purchased for our bbq cleaning volunteers to use.

A quote for new sun lounges for around the pool has been obtained and 6 new lounges have been ordered.

Discussions with the BCC continue regarding the centre fountain roundabout garden upgrade.

Our gardeners continue to maintain our grounds and gardens always in a cheerful and obliging manner. Compliments to gardener John and wife Bridget, for our fun trivia night held recently.

Bronwyn West

Discussion:

Marie Milner, thought that it might be possible to obtain a subsidy from Aveo as they had replaced the lounge chairs in recent years. The chairman said he would take note and make enquiries.

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 Mar, Apr and May the bar banked over \$9,000 (representing a profit of \$3,000) for the Residents' Association.
3. Over the three months Tuesdays averaged 39 patrons and Fridays 42. (Which is a significant increase over the previous three months). The Tuesday figure was influenced by a farewell for Ailyn when 71 attended.
4. There were a number of functions when the bar was open; 17 Mar St Patrick's Day, 84 patrons; 18 Mar Happy Hour and Sales Promotion, 54 patrons; 26Mar end of month BBQ on Easter Saturday 42 patrons; 6 May Mothers' Day Raffle 67 patrons and 24May farewell for Ailyn 71 patrons.
5. The “beer of the month” has been Oettinger and Heineken with Guinness for St Patrick's Day. We have also introduced a new wine (Pinot Grigio) which is proving very popular.
6. I would like to welcome Noel Giles to our volunteer bar staff and thank them all for giving up their time to attend on a roster basis. Many thanks to Ray Larke for many years of bar service but he has asked to be removed from the roster to concentrate on Social Club duties. He will still be available for “emergency” duty.

John Weeden
Bar Manager

SOCIAL

Ray Larke reported that there were 40 residents due to attend the Pool Cafe night. He had to cancel the bus to Caloundra RSL on the 12th of April as only 21 people put their names down and 40 were needed. A good trip to Flaxton gardens enjoyed by all

ACTIVITIES

Jan Corlett then presented a report which highlighted the very large number of activities in which village residents could engage. Jan explained that it would take far too long to

describe each activity in detail and she mentioned that a number of the activity coordinators provided regular updates to the Gracemere Newsletter and thanked them all for their efforts and inputs to provide all village residents opportunities with interesting activities. Jan listed them alphabetically from aqua aerobics through to Zumba for Seniors. 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 and running the recent trivia night. Indeed there is something for everyone and no reason anyone should be bored or have nothing to do!

Jan Corlett

Bowls

Tom Shaw indicated that the bowls group numbers on Thursday and Sunday had increased. New residents wishing to learn lawn bowls were encouraged to attend on Thursday. Numbers reached 31 last Sunday indicating a need to in future have to spilt teams (or provide an upgrade to the bowling green). There is to be a return match with the Bli-Bli village on the 28th of July with an early start at 8:30am and lunch time finish. A further event would be held at Tewantin on the 18th of August, all day match with lunch costing \$15

Bingo

John Weeden outlined bingo sessions ran alternate Friday and Saturday afternoons

Solo

Margaret Gordan spoke about the card game running on Friday afternoons and residents wishing to learn could give Margaret a ring on 5448 2876

Snooker

Arnold Vandenhurk outlined the fact that an annual competition was held on Wednesday nights and was about to end with a final shortly. Beginners were welcome d on Thursday nights.

ARQRV

Marie Milner talked about her role in the Association of Residents of Queensland Retirement Villages (ARQRV). Marie said that she would be “door knocking” for membership over the coming months and emphasized the work the association was undertaking on behalf of member residents to act as a go between with the residents and the scheme operators, rather than supporting cases to the Tribunal

8: BODY CORPORATE REPORT

Nil report

Discussion:-

Marie Milner stressed the need for all residents to attend the forthcoming Body Corporate meeting at 10am on Friday the 24th of June to hear a report on the white ant problem and to be aware that profound decisions may have to be made on the way forward for this village in regards to termite protection. Individual residents could find it financially difficult to manage their own individual termite protection and repairs from infestations.

9: General Business.

The chairman outlined the results of a verbal report he had received from the village business manager.

In regards to refurbishment, the work was expected to commence within 6 weeks. Contracts had been finalised and let.

It was suggested to the chairman, that the residents committee should inspect locally, buses that could be suitable to replace the current village bus. Pat Bowen, Peter Newey (from the Body Corporate) and John Davies, inspected a suitable bus at Forest Glen and the chairman has reported back to Richard Andrews with the requirements for a bus for this village and passed on the quotes.

Discussion:

Beth Sarsfield asked about the number of seats that would be available in the new bus. The chairman explained that it was a 25 seater bus and the committee had recommended that the 3 rear seats be removed and replaced with a cage in which to store safely, wheely walkers and also a parcel storage area with a safety screen. It had also been recommended to install an electrically operated half step as well as make the entrance steps half size. The number of seats would be 22 at all times.

The chairman also made mention of the need for a social committee organiser to take over duties with the new committee following the AGM in September. He outlined that such a person would need to appoint a committee of several residents to assist in providing a regular events programme both internal and external to the village. It was expected that the coordinator would hold regular meetings and report back to the RAC committee at its regular meetings. The coordinator would have responsibilities for collecting all monies for events, producing and distributing flyers for events.

Arnold Vandenhurk then nominated Ray Larke for the position.

Ray accepted the nomination and the chairman asked for volunteers to assist Ray. Volunteers included, Barbara Tuckfield, Marjorie Vandenhurk, Barbara Larke, Jacquie

Stewart, Tom Shaw and Judy Wrigley volunteered in place of Bronwyn West if Bronwyn was unable to assist after her return from holiday.

Jan Corlett mentioned that a new group of village residents was to be formed to assist Leigh Kersnovsky in arranging “meet and greet” meetings with new residents and called for volunteers to assist. Margaret Gordon, Hilary Warburton and Dian Bowen volunteered and Marie Milner requested that she be included to explain the role of the ARQRV to new residents.

Trish Kelly spoke about the computer club taking over the task of producing the village newsletter the Gracemere News, from the village coordinator (Leigh). Their first edition is due out in July and Trish expects that the computer club will continue the role of providing residents with up to date information on all village activities, a role started earlier by other village residents such as BJ Hampton, Gerhard Sliwa, Geoff Vaughan, Anita Marshall and others over many years. The newsletter is expected to be bright and colourful.

Trish also reminded residents of the upcoming recycling seminar and the chairman commented that residents should make an effort to attend as it would be informative.

Gerhard Sliwa spoke cautioning the RAC committee from making statements in the minutes that might cause embarrassment to other residents.

The chairman replied that the matter referred to by Gerhard was considered by the committee to involve work place health and safety issues and residents were reminded that accidents that could occur under such circumstances would be the sole responsibility of the resident involved.

Next meeting AGM on Tuesday 13th of September. Call for nominations will be made in August.

Meeting Closed 3:01pm, The Chairman thanked everyone for their attendance and inputs.

Signed

Signed

Chairman

Secretary

Date

Date

TEXT OF EQUITABLE SHARING PRESENTATION SHOWN AT THE QGM

- EQUITABLE SHARING
- RETIREMENT VILLAGES INCUR COSTS FOR RUNNING COMMUNITY FACILITIES
- THIS VILLAGE HAS 48 SERVICED APARTMENTS (SA's) AND 127 INDEPENDENT LIVING UNITS (ILU's)
- VILLAGE COMMUNITY EXPENSES SHOULD BE SHARED IN THE RATIO 27/73
- THERE ARE 2 GENERAL SERVICE FUND (GSF) ACCOUNTS WITH THESE SHARED EXPENSES
- ACCOUNT #30 FOR SA'S AND
- ACCOUNT #50 FOR ILU'S
- THERE ARE 24 SHARED LINE EXPENSE ITEMS BETWEEN THESE TWO ACCOUNTS.
- ACTUAL SHARING
- ONLY 3 LINE ITEMS ARE SHARED 27/73
- OUT OF THE OTHER 21 ONLY 5 ARE UNDER THE RATIO
- THE SA's PID'S STATE CATEGORICALLY THAT "WHERE THERE IS AN EQUAL BENEFIT, EXPENSE ITEMS SHOULD BE SHARED EQUITABLY"
- COMMUNITY BUILDING
- THERE ARE 2 COMMUNITY BLDG ACCOUNTS
- LOT 183 (MRF 35)
- LOT 134 (MRF 60)
- THERE ARE A FURTHER 19 SHARED EXPENSE ITEMS BETWEEN THESE TWO ACCOUNTS
- SHARING IN THE COMMUNITY BLDG
- FOR THE LOT 183 ACCOUNT **ALL** SHARED LINE ITEM EXPENSES ARE CHARGED **ONLY** TO THE SA's MONTHLY LEVY
- FOR THE LOT 134 ACCOUNT **ALL** SHARED LINE ITEM EXPENSES ARE **SHARED EQUALLY**
- AT 27/73 BETWEEN ILU's AND SA's
- ADDING IN 62 LOT 3 RESIDENTS
- HOW CAN SOME SHARED EXPENSES BE SHARED EQUITABLY AND OTHERS NOT?
- THE SHARING OF COMMUNITY EXPENSES SHOULD BE FIXED BEFORE WE START ADDING IN THE 62 LOT 3 RESIDENTS
- IF NOT DONE CORRECTLY THEN SA's AND MAYBE ILU's WILL START TO SUBSIDISE LOT 3 RESIDENTS AS WELL.

Please review the details of the shared expenses in these four accounts in the following two spreadsheets

Some line items are coloured RED since they can only be costed to SA's. The share ratio to be aimed for in the final audited accounts should be 27/73. This will change for both ILU's and SA's as Lot 3 villas are joined into our community scheme. Let's get it correct now. There could be an error in line item 8470 as it seems to be in reverse.

Line item	Lot 134 Shared	Lot 183 SA Only	Totals	Total Contribution by SA Residents	SA Contrib\$	ILU Contib \$	SA Share	ILU Share
8010 Bank Charge	\$ 3.00	\$ 2.26	\$ 5.26	27% of C + 100% of D	\$ 3.07	\$ 2.19	58%	42%
8040 Audit	\$ 1,850.00	\$ 1,500.00	\$ 3,350.00	27% of C + 100% of D	\$ 1,999.50	\$ 1,350.50	60%	40%
8050 Quantity Surv	\$ 106.00	\$ 600.00	\$ 706.00	27% of C + 100% of D	\$ 628.62	\$ 77.38	89%	11%
8200 EmergencyCall	\$ 1,000.00		\$ 1,000.00	27% of C	\$ 270.00	\$ 730.00	27%	73%
8300 R&Mkitchen	\$ 500.00	\$ 2,177.00	\$ 2,677.00	27% of C + 100% of D	\$ 2,312.00	\$ 365.00	86%	14%
8310 R&M Plant	\$ 800.00	\$ -	\$ 800.00	27% of C	\$ 216.00	\$ 584.00	27%	73%
8400 R&M Building	\$ 851.00	\$ 5,816.00	\$ 6,667.00	27% of C + 100% of D	\$ 6,045.77	\$ 621.23	91%	9%
8420 R&Melectircail	\$ 3,000.00	\$ -	\$ 3,000.00	27% of C	\$ 810.00	\$ 2,190.00	27%	73%
8430 R&Mfurniture	\$ 1,000.00		\$ 1,000.00	27% of C	\$ 270.00	\$ 730.00	27%	73%
8450 R&M TVAnten		\$ 522.00	\$ 522.00	100% of D	\$ -	\$ -	100%	0%
8460 R&M HotWater		\$ 1,088.00	\$ 1,088.00	100% of D	\$ -	\$ -	100%	0%
8470 R&M Plumbing	\$ 500.00	\$ 1,088.00	\$ 1,588.00	27% of C + 100% of D	\$ 1,223.00	\$ 365.00	77%	23%
8560 R&M Golf Buggy	\$ 500.00		\$ 500.00	27% of C	\$ 135.00	\$ 365.00	27%	73%
8600 R&M Pool	\$ 1,000.00		\$ 1,000.00	27% of C	\$ 270.00	\$ 730.00	27%	73%
8650 R&M Road	\$ 500.00		\$ 500.00	27% of C	\$ 135.00	\$ 365.00	27%	73%
8685 R&M Fire	\$ 4,868.00	\$ -	\$ 4,868.00	27% of C	\$ 1,314.36	\$ 3,553.64	27%	73%
8700 Pest Cont	\$ 1,900.00	\$ 1,959.00	\$ 3,859.00	27% of C + 100% of D	\$ 2,472.00	\$ 1,387.00	64%	36%
8810 Paint Units/Sas		\$ 5,747.00	\$ 5,747.00	100% of D	\$ -	\$ -	100%	0%
8820 Paint C/Centre	\$ 5,000.00		\$ 5,000.00	27% of C	\$ 1,350.00	\$ 3,650.00	27%	73%
		\$ 20,499.26			\$ 19,454.32	\$ 17,065.94		
					48 residents	127 residents		

Annual cost of shared community expenses, excluding SA only costs
for ILU residents \$134.38 per resident per year
for SA residents \$405.30 per resident per year. Is this equitable?