

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENT'S ASSOCIATION

Minutes of Committee Meeting held Tuesday 14th May 2013

Meeting commenced at 9:07am

1. Attendance: Brian Iselin (Chairman), Irene Gibbons (Secretary), Peter Newey, Ralph Hadrell and Doug Rice.

2. Apologies: Marie Milner

3. Manager, Michael Winter's Report:

As the Manager did not attend the April meeting a summary of his March report is also attached.

March:

- FKP met with the Body Corporate to discuss the building of car ports for the apartment residents
- Three quotes have been received for the refurbishment of the Bowling Green and will be submitted to the Scheme Operator for consideration. (this has now been approved and the VM is negotiating with the contractor as to a start time).
- Pool netting should be completed as soon as the weather allows
- The results of the mulching selection process are complete and residents have chosen the 25mm Hoop Pine for use in the village. This will be undertaken in June.
- Draft budget underway and meetings will be held with the Finance Committees. The budget this year will be a 'balanced budget', with income from monthly service fees needing to match expenditure of the general services funds. This follows a decision by Aveo not to proceed with the Lot 3 development, where the construction of 50+ units was initially proposed. Peregian Springs is now classed as a completed village and no longer eligible for any further support in its budget.
- Painting and Maintenance of the Village buildings has commenced.
- A review of the line marking will be conducted over the next two weeks and risk assessments conducted in some of the high risk areas of the village. Marked walkways in some of the high risk areas will be painted on the roadways.

- 'No parking' signs are to be erected at the end of Beachgrass Cres to avoid the parking of cars in non-designated spots to the detriment of other residents.

April:

- FKP is to again meet with the Body Corporate Committee regarding the building of the car ports.
- The pool netting has now been installed over the swimming pool.
- Painting of Stage 4 is underway. The maintenance and wash-down of Gracemere Manor is scheduled to begin on 20th May and will run over 5 days.
- A list has been compiled of additional painting and touch-up works that is required and this will be attended to as part of the contract over the next few weeks. Residents are encouraged to advise the VM of any outstanding issues.
- The funding submission to Jupiter's requesting support to install additional shade shelters around the Bowling Green was refused. A new proposal will be submitted in due course. The shelters would replace the umbrellas currently on the site.
- A security company is being engaged to provide support to after-hours staff in the event of any security issues arising in the village e.g. unauthorised persons in the village at night. This ensures that after-hours staff and residents are not placed at risk through confrontation. The service will be provided and paid for on a 'call-out' basis.
- Food and restaurant survey will be distributed shortly.

Members of the Committee then had some detailed discussion with the VM on the Capital Replacement Fund and the Maintenance Reserve Fund, in particular the need to see budgets for these funds prior to the end of the FY. Further details will be discussed with the Manager at the Finance Committee meeting on 16 May.

The Village Manager left the meeting.

Minutes of previous meeting:

It was moved by Ralph Hadrell, seconded by Doug Rice that the Minutes of the previous meeting be accepted as a true record of proceedings. Carried.

4. Business arising from minutes

- The Social Club Committee discussed the proposal that a budget be provided to the Social Committee on an annual basis to enable the Committee to forward plan. It would also mean that the Social Committee would not have to approach the Residents Committee for every item of expenditure as occurs presently. The Social Committee agreed in principal to this proposal noting that there would be a change in Committee in June. The Residents Committee noted the Social Committees decision and will decide on the amount of the budget in June.

- The bar tables and chairs will be discussed when the Bar Manager is present.
- There was no further business arising.

5. Outward Correspondence

- Letter to Mary Wearing Smith concerning an amendment to the QGM minutes.
- Progress report letter to Vondel Stacey.
- Letter to Cheryl Hodges in reply to her letter concerning the behaviour of the Treasurer at the QGM.
- Letter of thanks to Noosa Chorale Inc for their donation.

It was moved by Doug Rice, seconded by Ralph Hadrell that the outward correspondence be accepted. Carried.

6. Inward Correspondence

- Copy of letter from VM to Arnold Vandenhurk re air-conditioning in the bar area.
- Letter from VM concerning temperature monitoring in Gracemere Manor.

7. Business arising from Correspondence

- Arnold Vandenhurks' letter from the VM was noted.
- Temperature Monitoring in Gracemere Manor – the VM advised that to gain an understanding of the temperatures within the communal areas of the Manor, a record of the temperatures in 4 key areas was maintained by village management over a period of two weeks. The following conclusions were noted:
 1. There is a combined daily average temperature of 23.4 within the Manor with the temperature fairly consistent at all times
 2. Highest temperatures are recorded in the restaurant with an average daily recording of 25 degrees.
 3. Temperatures between week 1 and week 2 were slightly reduced, following a servicing of the air conditioning system and a slight adjustment in the temperature control.
 4. The air conditioning system is now functioning at optimal levels.
 5. In respect to the proposal to install two wall fans in the area of the dance floor and bar area, an analysis of the temperature results do not indicate a need for their installation. While the installation of fans may provide some perceived relief through increasing the flow of air they will have no effect on the overall temperature.
 6. In respect of the hotter conditions experienced by residents when in close confines or when undertaking physical activity this is not a failing of the air conditioning but as a direct result of the physical activity or the body heat generated by a crowd of people.

The Manager concluded that taking into account the above conclusions he could not recommend the installation of fans to the Residents Committee.

- The Committee discussed the VM recommendation with regard to the installation of the fans. It was decided unanimously not to proceed with installation of fans and a letter concluding this issue will be sent to Vondel Stacey.

8. Treasurer's Report

The Treasurer's Report was tabled by Peter Newey in the absence of the Treasurer. There being no questions it was moved by Peter, seconded by Ralph Hadrell that the Report be accepted. Carried.

The Chairman raised the issue of the use of the credit card to operate the imprest account. It was considered prudent for a copy of the card pin to be placed in a sealed envelope and secured in the event that the Bar Manager is unavailable at any time.

9. Sub-Committees' Reports:

- **Maintenance:**

Doug Rice has attended a meeting with the Body Corporate Maintenance Committee and has a list of items that have or are being attended to. This is regularly monitored.

- **Finance:**

The Finance Committee and the Chairman will meet with the VM on 16 May to further discuss the budget.

- **Bar:**

During March the average bar attendance for happy hours was 30. The BBQ on the last Friday of the month was well attended and helped to keep the overall average to a reasonable level. The bar was also open after the Anzac Day Service but the majority of residents seemed to appreciate morning tea in preference to the bar.

A sub-committee of Ray Larke, Irene and Arnold selected the bar chairs and tables and the upholstery for the chairs. A quote was requested and negotiations with the company are on-going. It was moved by Irene, seconded by Ralph that 5 tables and 10 chairs are purchased up to the value of \$3500. Carried.

- **Social:**

Irene Gibbons moved that an amount of \$150 be approved for the purchase of prizes for the trivia night to be held on 25 May. Seconded by Ralph Hadrell and Carried.

Irene advised that the Social Committee wanted to purchase 100 cups and saucers and 4 dozen teaspoons to be used on social occasions and on commemoration days. A quote had been obtained from Noosa Wholesalers and Irene moved that the quote of \$342.54 for these items be approved. Seconded by Doug Rice and Carried. Irene will need to discuss storage with the VM prior to the arrival of the goods.

Commemoration Days:

The Chairman requested that a letter be sent to St Andrews school thanking them for their participation in the Anzac Day Service.

Theatre:

Doug Rice advised that over 30 people were attending the races on 19 May. He is currently working on some other functions for June/July.

10. General Business:

- The Chairman advised that Ray Larke had resigned from the Residents Committee.
- It was decided that for the Committee to function optimally it would be appropriate to co-opt a resident to fill the casual vacancy until the AGM. The Chairman has interviewed Eckart Weideling who has shown an interest in joining the Committee. It was proposed by Doug Rice, seconded by Irene Gibbons that Eckart be invited to fill the casual vacancy. Carried.
- Irene Gibbons advised that a resident had asked whether the Residents Committee could donate a sum to the Cancer Big Morning Tea. The Chairman advised that under the Constitution all funds of the Committee were to be directed to the objectives of the Association and therefore this was not possible.
- Doug Rice raised the issue of duplication of work carried out by the Body Corporate and Residents Committees and whether the two could merge. The Chairman advised that this issue had been discussed some time ago and not found to be viable. He advised that he is happy to discuss at a joint meeting of both committees so long as papers relating to the previous discussions were available for members to read. The Secretary will seek out those papers.
- Ray Larke requested the BBQs be professionally cleaned again. It was moved by Irene Gibbons seconded by Peter Newey that up to \$200 be approved for cleaning of the BBQs.

11. Date and Time of Next Meeting:

Tuesday 11th June at 9am

QGM Tuesday 11th June at 2pm

12. Close of Meeting: The meeting closed at 11:30am.