

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENT'S ASSOCIATION

Minutes of Committee Meeting held Tuesday 11th June 2013

Meeting commenced at 9:02am

1. Attendance: Brian Iselin (Chairman), Irene Gibbons (Secretary), Marie Milner, Peter Newey, Ralph Haddrell, Doug Rice and Eckart Weideling.

2. Welcome: The Chairman welcomed Eckart to the Committee.

3. Managers' Report:

As the Manager was on holiday and did not leave a report Kay Tranter attended the meeting. The following information was provided:

- Residents meetings will be held on 28 June to present the budgets for the ILU's and Serviced Apartments. Prior to that it is planned to hold two information sessions to provide both groups of residents with detailed information on the budgets and enable questions and issues to be clarified.
- Forty food surveys have been returned and these will be collated.
- The Resident Satisfaction Survey has been collated and presented to AVEO management. The Manager would like to speak to the Residents Association about the results.
- There are only two gardeners at present but the Manager is seeking a third who will be qualified Certificate 3 or higher.
- Invitations will be sent out to a function on 10 July to celebrate the 10th Anniversary of the Village.

The following questions were put to Kay:

Ralph Haddrell – could the Manager be asked to explain why the maintenance of the lift is included in the Serviced Apartments budget when it should be a repair and maintenance matter and be part of the Maintenance Reserve Fund.

Chairman – in February the Computer Club wrote to the VM requesting the purchase of a new projector. They have received no reply to their letter.

Chairman – residents have complained about the bins going out too early on a Sunday before a public holiday effectively leaving residents with no bins for 2 days. Could the VM arrange for the bins to be collected later in the day on such occasions?

Kay Tranter left the meeting.

- 4. Minutes of previous meeting:** moved by Peter Newey, seconded by Doug Rice that the Minutes of the previous meeting be accepted as a true record of proceedings. Carried.

5. Business Arising from the Minutes:

- Eckart investigated the cost of cleaning and repairing the BBQ's at the request of the Chairman. A quote from Barbecue Cleaning Specialists was received for \$530. One BBQ in particular required considerable work and was considered to be beyond economic repair. The Chairman advised that he has a four burner BBQ at home that is in excellent order and only requires cleaning and that he would be happy to donate this to the RA. The Committee accepted this generous offer. As a result there will be a requirement to have three BBQ's cleaned and undertake minor repairs to two. It was moved by Eckart Weideling, seconded by Peter Newey that up to \$500 be allocated for cleaning and repair of the BBQ's. Carried.
- Cups, saucers and spoons have been purchased as requested.
- **Combined Committees** – this issue was raised at the last Committee meeting and the Secretary undertook to source material on this from past deliberations. A number of documents were provided to members of the RAC and the following discussion ensued:
 - Members felt that they had a better understanding of the two very distinct roles of the Body Corporate Committee and the Residents Committee.
 - If there is no residents committee the residents are effectively absolving the Village operator from the obligation to liaise with the residents as a group on a day to day basis.
 - In the absence of a RA only the Village operator may call a meeting of members.
 - There are opportunities for better collaboration between the two committees particularly in the matters of finance and budgets.

It was moved by Irene Gibbons, seconded by Eckart Weideling that there be no joint meeting with the Body Corporate Committee to discuss combining the committees but that joint meetings of the two committees finance committees regularly occur. Carried.

The Secretary will write to the Body Corporate Chairman to this effect.

- The Secretary was also requested to write to the Village Manager and request a joint meeting of both finance committees (cc Chair Body Corporate) prior to 20 June 2013.

6. Outward Correspondence:

- 6.1 Letter to Vondel Stacey communicating the decision regarding installation of fans in the dance floor area of the Manor.

6.2 Letter of thanks to the Principal of St Andrews Anglican College regarding participation in the Anzac Dy Service at the Village.

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

7. Inward Correspondence

- Reminder letter from the Office of Liquor and Gaming Regulation that annual licence fees are due on 31 July 2013,
- Letter from P Charlwood dated 28 May 2013 concerning Combined Committees.
- Email from J. Robertson re contribution to Cancer Morning Tea.
- Letter from B. Mahony concerning traffic management in the Village.

8. Business arising from Correspondence

- Reminder letter from the Office of Liquor and Gaming Regulation was passed to the Treasurer. It was moved by Peter Newey, seconded by Ralph Haddrell that the annual licence fees be paid on receipt of the invoice. Carried.
- It was noted that the letter from P. Charlwood contained very helpful information on the duties and responsibilities of the Residents Association. A letter will be sent to Mr Charlwood thanking him for his assistance and communicating the RAC decision to not proceed with further discussion on amalgamation.
- The Committee confirmed its previous decision on not providing donations from Residents funds. A reply will be forwarded to J. Robertson.
- Mr Mahony wrote concerning the need for residents to be consulted by VM and the Body Corporate if a new traffic management plan was being developed. He also was concerned at a 'no parking' sign that had been erected at the turning circle in Beachgrass Cres. The Committee acknowledged the need for residents to be consulted about a new traffic management plan. Nevertheless members felt strongly that there was a need for a 'no parking' sign at the end of Beachgrass Cres. The area in question is around half a car length and anyone parking there restricts entry and exit from other units and is quite dangerous. Members felt that Mr Mahony had a driveway to facilitate parking by medical and or care staff. The Secretary will write and communicate our decision.

9. Treasurer's Report

9.1. The Treasurer's Report was tabled by Marie Milner. There being no questions it was moved by Marie, seconded by Ralph Hadrell that the Report be accepted. Carried.

9.2. Marie advised that Trish Kelly had purchased new labels for use in the library and requested that approval be given to reimburse her. Marie will email details and approval will be assumed unless objections are raised.

10. Sub-Committees' Reports:

Maintenance:

10.1.1. Doug Rice has had no reports from Management since the last meeting.

- **Finance:**

The issue of the lift maintenance being included in the budget for the Serviced Apartments was discussed in greater detail. It was decided that the Secretary should write to the Body Corporate, assisted by Ralph Haddrell concerning the lift being classified as common property.

The rise in GSF for the ILU's was as expected and does not need to be voted on as it is within the CPI.

The rise in GSF for the SA is higher than expected and will require a vote from the residents. Issues such as a large rise in catering and the lift maintenance require clarification.

- **Bar:**

During May the average bar attendance for happy hours was 34. On 23rd May the monthly dinner was attended by approx. 30 people which seemed to be a lot less than on previous occasions. The Trivia Night held on 25th May was attended by over 40 people and the bar was well patronised during the evening. The May BBQ was attended by 41 people.

Arnold advised that the company consulted re the purchase of new chairs and tables for the bar appeared to have lost interest. They are now quoting a lead time of over 4 months and samples they have sent have been unsuitable. It was decided to cease dealing with them and to try and source these items locally. Doug Rice offered to assist Arnold with this. As approval has already been given to spend up to \$3500 on the tables and chairs purchase can proceed if suitable items are located.

Arnold was asked whether the snooker table needed refurbishment and he acknowledged that it should be undertaken in the near future. Arnold will write a letter to the Residents Association to request this.

- **Social:**

Irene Gibbons advised that arrangements are in hand for the Cancer Morning Tea. Over 60 people have put their names on the attendance list. A lunch will be held at the Boathouse Restaurant on 19 July.

The cups and saucers have been purchased and members felt that the kitchen should be paid to wash them after a function rather than members of the social committee being expected to do so.

Commemoration Days:

Nothing to report

Theatre:

Nothing to report

11. General Business:

- Social Club Budget – There was some discussion about the social club being given a budget for the year. It was decided that the Chairman and Secretary should meet with the Chairperson of the Social Sub-Committee to ascertain her wishes in this regard. The RAC thoughts on the washing of the cups could then be communicated to her.
- As both the Chairman and the Secretary are unavailable on 9 July it was decided to combine the July and August meetings and meet next on 30 July. As both members will be in the village any urgent matters can be attended to.

12. Date and Time of Next Meeting:

Tuesday 30th July at 9am

13. Close of Meeting: The meeting closed at 10.55am.