

# **PEREGIAN SPRINGS COUNTRY CLUB**

## **RESIDENT'S ASSOCIATION**

### **Minutes of Committee Meeting held Tuesday 9th December 2014**

#### **Meeting Commenced at 9:00am**

**1. Attendance:** Pat Bowen (Chairman), George West (Treasurer), Irene Gibbons (Secretary) Terry Gleeson, Margaret Gordon, John Davies and Sharon Bateman (VBM).

**2. Apologies:** Steve Hill.

**3. Welcome:** The Chairman welcomed members to the meeting.

**4. Minutes of previous meeting:** It was moved by John Davies seconded by Terry Gleeson that the Minutes of the previous meeting be accepted as a true record of proceedings. Carried

#### **5. Business arising from previous meeting:**

- Anita Marshall had sought three quotes for shade cloth for the pool area. One failed to respond but the other two submitted quotes. After deliberation, and acting on Anita's advice, it was moved by Irene Gibbons, seconded by Terry Gleeson that the quote from Endless Shade be accepted up to the value of \$2000. Carried.
- Irene will follow up on obtaining a copy of our liquor licence.
- The VBM is sourcing quotes for new chairs for the area near the bar so the RAC will no longer be looking for new chairs.

#### **6. Inward Correspondence.**

- 6.1 Letter from M. Bridges re residents' bar.
- 6.2 Letter from R. Haddrell re snooker club meetings.
- 6.3 Letter from A. Vandenhurk re bar.
- 6.4 Information copy of a report from P. Newey on gardens.

#### **7 Outward Correspondence.**

- 7.1 Letter to Sunshine Council Planning Officer regarding proposed development of Lot3.
- 7.2 Letter to M. Wearing-Smith regarding Christmas function.
- 7.3 Letter of thanks to A. Vandenhurk for his service as Bar Manager.

- 7.4 Letter to J. Weeden re prizes for Bowls club.
- 7.5 Letter to A. Marshall re shade cloth for pool.
- 7.6 Letter to VBM regarding change of licensee name at entrance to the Manor.
- 7.7 Letter to B.Comino concerning a safety hand rail for the pool.
- 7.8 Letter to VBM re a safety hand rail for the pool.
- 7.9 Letter to P. Charlwood concerning Christmas function.

## **8 Business arising from Correspondence.**

- Letter from M. Bridges and R. Haddrell at 6.1 and 6.2 concerned opening the bar for the snooker players on a Wed and Thu nights. This request should have been addressed to the Bar Manager. Nevertheless it is pertinent to point out that it has been the policy for a number of years that there is no roster drawn up for Sun after bowls or for Wed or Thu nights at snooker. Anyone of the barman who is either playing bowls or snooker at that particular time can open the bar for the benefit of players. It is unrealistic to suggest that the small group of volunteer barmen should be expected to operate the bar more than twice weekly as well as for a number of special functions such as Christmas events, birthday parties etc.
- 6.3 and 6.4 were noted.
- The letter to the Sunshine Council at 7.1 and a subsequent letter to Councillor Robinson from the BCC are attached to these minutes.
- The VBM is researching the issue of a pool safety rail and will forward material to the RAC shortly.

It was moved by John Davies seconded by George West that the inward correspondence be accepted and the outward correspondence be adopted. Carried.

## **9. Treasurer's Report**

The Financial Report was presented by George West.

<b><u>Balance Carried forward</u></b>	\$19,289.06
Receipts 1 December	\$3,603.09
Payments 30 November	\$3,428.21
<b><u>Cash Balance 1 December</u></b>	\$19,463.94

Gross profit for the bar for November was \$1559.52 a 53% profit.

The Treasurers' Report is on the RAC Notice Board in the computer room if further details are required.

It was moved by George West, seconded by Terry Gleeson that the financial report and payments made be accepted. Carried.

**10. Managers' Report:** The Manager reported as follows:

- There have been several reports from residents regarding the closed Art Group. A village resident asked to be part of the group and was denied access. After discussions it was decided:
  1. No group can have access to a village facility and refuse entry to another resident. If the art group of four is a closed group they should meet in a private home. The convenor of the group will be advised of this by letter.
  2. A new Art group will be set up in 2015 which will be open to all residents. Details will be worked out by the RA committee in consultation with Don Goodey who has volunteered to run the group.
- Termite inspections to commence 10 December. Members discussed with Sharon the problems with the company hired to carry out the pest control and the fact that they came from the Gold Coast and under estimated the size of the job. Irene will write to the BCC about the procurement process.
- Pool post repainting will take place on 11 December and the pool will be closed for the day.
- Safety barriers in Crestbrook – waist high black pool style fencing will be used rather than wood as present, especially in view of the termite problem in the village.
- Sharon advised that she had received a copy of a letter from the Lions Club to Alison Quinn concerning a staff member driving the bus to the Lions Christmas Carol function on 22 December. To do this the member would need to be given several hours off to compensate and therefore take him away from his regular duties. Members of the committee discussed this and it was not considered that this was a good use of residents' resources. Sharon will advise the Lions Club.

**Resignation:** Sharon advised that Kay Tranter has resigned with effect 24 December to care for her son who was badly injured in a car accident earlier in the year. Kay will be sadly missed as will her extensive knowledge after ten years at the village.

Sharon also advised that Kay in particular, and other staff too, were regularly being abused verbally by a small group of residents. This is totally unacceptable. In the future if this occurs it will be reported to the RAC who will write to the resident concerned. Pat Bowen will speak more on this at the QGM.

It was moved by George West seconded by Margaret Gordon that the VBM's report be accepted. Carried.

## **11. Sub-Committee Reports**

**Social** - Pat Bowen reported:

- 132 people have paid to attend the Christmas dinner.
- A small team will set up in the afternoon.
- Sharon is personally paying for the band for the evening.

**Maintenance** - Terry Gleeson reported:

- Garage floors: All but Villa 56 have had their garage floors attended to.
- Pest Inspections. A number of inspections were carried out. Residents were notified on Thursday 4 December on dates the company would be returning
- Re-painting of pool posts. Contact has been made with the company and re-painting of posts is scheduled to commence 11th December.
- Lounge chairs in the bar area: Quotes are currently being sought by the VBM to replace these chairs.
- New resident in villa 183 has reported washing machine not working and that one of their toilets is leaking. This matter has been referred to Sales for remedy.
- Residents should write in the maintenance book any problems with their sprinkler system.
- Safety barriers: Quotes are still being sought to supply pool fencing style barriers in Crestbrook Place.
- Home Assist: Arrangements will be made in the new year for a person from this organisation to come and speak to residents.

**Manor Report** – John Davies reported:

- Bus trip to Buderim carols concert cancelled as volunteers are no longer driving the bus.
- Catering still quite positive
- John has asked the VBM for direct input into investigating all electrical equipment in the Manor and assigning items to cost centres. VBM will contact John after the next electricity bill is received.
- John has discussed with the VBM the importance of communicating actions taking place within the Manor to residents, eg promulgation of names of members on the food committee who help to resolve complaints. Also need names of residents, new or respite, so they can be welcomed by name into our home the day they arrive.
- New Years' Eve:-John is still looking into this and needs to ascertain whether a barman is available who is willing to work that night.
- A copy of the Emergency Management Plan for the serviced apartments, based on the ILU plan done by John Weeden has been completed and is awaiting discussion with the VBM.

## **Finance Committee – George West reported:**

Meeting held on the 28<sup>th</sup> November 2014: present were George West, Pat Bowen, Steve Hill, Richard Hughes, Judy Wrigley and John Weeden and from AVEO: Debbie Coughlan, Abbey and Lisa from accounts, Sharon Bateman.

Apologies: Richard Andrews AVEO

### **GSF-ILU's**

This fund is performing well with income slightly above budget year to date and expenses below budget year to date by \$19,447. Some details follow;

4210 Printing and stationery, above budget by \$918. This account needs to be watched carefully and efforts made to try and get it back in budget by fiscal year end.

4250 Telephone, Octobers expense is still over budget and year to date is over by \$1,045, management to look into where the over spending is specifically occurring.

5510 Contractor-Garden/mowing is over budget by \$2,299 however 5800 R&M Gardens & Grounds are under budget by \$2,177, Lisa and Abbey will investigate to see if wrong allocations have been made and if so will rectify.

4600 Work Cover Premiums are below budget year to date by \$2,133 thanks to a one off credit to all villages due to a re-classification by the Government. October's expense was spot on budget and this should be the case for the rest of this fiscal year.

### **GSF-Service Apartments**

This fund continues to have issues. Expenses are under budget by \$19,758 year to date, however income is below the expected amount for this year so far by \$15,540.

How income is calculated remains a mystery, consequently the committee is struggling to understand this segment, it is hoped that the committee can get some insight into this issue by the next meeting scheduled for January 28<sup>th</sup> 2015.

It will need some months of operation before the impact of the new catering arrangements can be fully assessed, again hopefully a better picture will have emerged prior to the next meeting.

The two ladies from accounts were helpful and constructive and the committee thanks Debbie Coughlan for organizing their participation.

### **Commemorations – Nothing to report**

**Activity Groups** – Margaret Gordon reported:

- A successful year came to fruition on 28 Nov with the 8<sup>th</sup> Toy, Charity and Craft day. This year \$1700 was raised, a wonderful effort from the 7 ladies concerned. The monies raised go to the Sunshine Coast Leukaemia Foundation.
- A second aerobics class has been started by Linda on Mon at 10:30. The Fri class at 10 and the Tues afternoon class at 2:30 continue.
- The Bowlers Christmas lunch was very successful and George West asked Sharon to thank the kitchen for a lovely meal. Prizes for the year were:  
Best Lady Bowler – Marjorie Vandenhurk  
Best Gentleman Bowler – John Weeden  
Most Improved Bowler – Peter Wright  
Most Touches – Geff Perch

Bowls will resume on the first Sunday in Feb but if there is sufficient interest twilight bowls may be arranged.

- Solo group had Christmas drinks on Fri 4 December.

It was moved by John Davies seconded by Margaret Gordon that the sub-committee reports be accepted. Carried.

**12. General Business:**

- There was considerable discussion concerning the unacceptable way AVEO went about lodging their planning application with council. It was also considered the advice previously given by AVEO that this was a “closed” village was obviously untrue. It is vitally important that this is conveyed to senior management at AVEO. A further joint meeting of the RAC and the BCC will be held on 17 Dec.
- The Chairman asked that all sub-committee representatives be prepared to give a short report at the QGM. Margaret Gordon is an apology.

**13. Date and Time of Next Meeting:**

Committee Meeting Tuesday 10<sup>th</sup> February at 9.00am.

Quarterly General Meeting Tuesday 16<sup>th</sup> December at **10am**

**14. Close of Meeting:** The meeting closed at 10:55am.

<u><b>Body Corporate Committee</b></u> <u><b>C.T.S. 31142</b></u>	<u><b>Residents' Association</b></u> <u><b>Committee</b></u>
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*Aveo Peregian Springs Country Club,  
21 Gracemere Blvd.,  
Peregian Springs. QLD. 4573*

*Mr. Daniel Rundle,  
Principal Development Planner,  
Sunshine Coast Council,  
10 First Avenue,  
Maroochydore. QLD. 4558*

*2/12/2014*

*Dear Mr Rundle,                      Re: DA MCU14/0099*

*We are writing this on behalf of the Body Corporate Committee and the Residents' Association Committee of Peregian Springs Retirement Country Club.*

*The Planning Application lodged by FKP, signed by Troy Thompson, on 9<sup>th</sup> July, 2014 is regarding an extension of the existing Retirement Village here at Peregian Springs.*

*In March 2014 we had discussions with senior management of AVEO who subsequently advised us in writing that our village was a 'closed' village and any development on Lot 3 adjoining us would operate as a stand-alone village. The Planning Application submitted by Mr Thompson, is in direct contravention to this advice and is of major concern to our residents.*

*We understand from the Planning Application that our Community facilities will be available for use by new residents and this gives us great concern for the following reasons –*

- a) Car parking is presently very limited at the Community Centre.*
- b) Toilet facilities in the Community Centre are inadequate.*
- c) Kitchen facilities for use by residents are limited and impractical.*
- d) Dining facilities are limited at present with no plans to enlarge this area.*
- e) The Community Bus is a small, 19 year old bus which takes residents shopping on Tuesdays and Thursdays – it is frequently at capacity.*
- f) An exit road from the development onto Peregian Springs Drive would create great difficulties for motorists at peak school hours, i.e. 8-9am and again at 2.30-3.30pm.*

*We understand that Council has a requirement that the developer has to provide community facilities for all residents and that FKP replied saying that the existing facilities would be adequate. The above points of concern clearly illustrate to us that this is not so.*

*Our Committees are also very concerned regarding the financial impact this development will have on current residents.*

*We ask therefore that the deferred date of 8 December 2014, be extended to allow our Committees time to discuss outstanding issues and concerns with the Scheme Operator AVEO.*

*Yours sincerely,*

*Irene Gibbons,  
Secretary, Residents' Association Committee.  
Committee  
Tel: 5448 3774. Email: irene.gibbons777@gmail.com*

*Cheryl Hodges,  
Secretary, Body Corporate*

*Cc: Hon Glen Elmes Member for Noosa  
Councillor C. Robinson*

**Body Corporate Committee**

**C.T.S. 31142**

*Aveo Peregian Springs Country Club,  
21 Gracemere Blvd.,  
Peregian Springs. QLD. 4573*

*Mr. S. Robinson,  
Councillor,  
Sunshine Coast Council,  
Locked Bag 72,  
Sunshine Coast Mail Centre,  
QLD. 4560*

*3/12/2014*

*Dear Mr Robinson,*

*A resident from the Country Club spoke with you yesterday, at a function, regarding a proposed extension to our village - Case no: DA MCU14/0099.*

*The resident also mentioned that you would be happy to come and discuss the issue with us and we would certainly appreciate the opportunity to do this as we have a number of issues and concerns pertaining to the development.*

*I have attached a copy of a letter written to Mr Daniel Rundle which will explain more fully the reasons for the urgency in addressing this matter.*

*Yours sincerely,*

*Cheryl Hodges  
Secretary, Body Corporate Committee.*