

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENT'S ASSOCIATION

Minutes of Committee Meeting held Tuesday 9th June 2015

Meeting Commenced at 9:00am, the chairman welcomed committee members to the meeting

1. **Attendance:** Pat Bowen (Chairman), George West (Treasurer), John Davies (Secretary), Terry Gleeson, Margaret Gordon, and Steve Hill.
2. **Minutes of Previous Meeting:** The secretary noted an error on P10 of the previous minutes where the statement "not 80% ILU's and 20% SA's as is the current arrangement" should be deleted as there has always been a 50/50 sharing arrangement.

Moved that the minutes be accepted: Steve Hill second Terry Gleeson

3. **Business Arising from previous minutes:** Nil
4. **Inward Correspondence:** Residents please note that in future, in the interests of transparency, all inwards and outwards correspondence will be copied, along with the minutes, to the Resident's Association web site. Those residents not wishing their correspondence to the committee be on public display must request that their correspondence be kept private
 - 4.1. Mobility Scooter
 - 4.2. P Charlwood, Disappearing Correspondence
 - 4.3. D Goodey, Inequity of shared GSF charges
 - 4.4. Operations Manager, age profile of incoming residents
 - 4.5. B Milner, Matters arising from previous meeting
 - 4.6. T Kelly, Resignation of librarian
 - 4.7. L McCabe, resignation
 - 4.8. L. Trivett, copy of letter to Village Co-ordinator re barking dogs
 - 4.9. Cancer Research seeking donation
 - 4.10. Copy of letter to Lions Club from Village Manager
 - 4.11. J Davies, Inequity of shared GSF charges
 - 4.12. J Stewart, reasons for Lions Club leaving
5. **Outward Correspondence**
 - 5.1. Portofino Fashions thank you for donation
 - 5.2. L. McCabe, thank you for mystery tour driving
 - 5.3. L. Kersnovske, approval to support band concert
 - 5.4. Lions Club, for donation
 - 5.5. Noosa Choral, for donation
 - 5.6. B. Sarsfield, thank you for organizing tours
 - 5.7. Village manager, re renewing chairs in bar area
 - 5.8. Village manager, re Manor upgrade plans
 - 5.9. Operations manager, re Village age profile
6. **Business arising from correspondence.**

Ref., 4.1 Topic for Village Co-Ordinator to take up

Ref., 4.2. Duly noted and as indicated previously correspondence is to be copied to the web site to provide transparency

Ref., 4.3 George West noted that there was nothing in the PID about equity in shared expenses. John Davies indicated that in Manor PID's there was a specific clause to that effect and was able to quote the clause. Decided that the matter was really for the finance sub-committee to consider. Pat Bowen mentioned in the end it will be up to a vote by all residents on whether the budget is accepted. George West indicated that the Manor was now designated as a low care facility. Secretary to write a letter to the village manager requesting details of government subsidies being paid to Aveo and how such subsidies are accounted for in the income streams to the Manor.

Ref., 4.4 Operations manager indicated that surveys of incoming residents pointed to an increasing average age of 76 years and at Aveo Peregrin Springs the average was 74 years of age

Ref., 4.5 The committee considered B.Milners letter very well constructed and to the point on issues facing village residents. In relation to his item 4, it is to be noted first that the sub-finance committee is composed of 6 elected members and one co-opted member. As a result of strong representation from one of the elected members, Judy Wrigley, the committee agreed that ILU residents should not lose the services of the carer in emergency situations. The question of village restaurant ILU contributions was noted and George West said that all charges to guests should be fully costed to cover all costs associated with the running of the restaurant.

Ref., 4.6, Library, Bulli's retirement from library duties was noted with appreciation. The committee considered that a sign in/sign out list should be introduced to encourage residents to bring books back to the library after reading and also to help keep track of the whereabouts of new additions to the library. A letter of appreciation will be written.

Ref., 4.7, Secretary to write letter of appreciation to Luke.

The Village Manager and Village Co-Ordinator joined the meeting 9:35am

Ref., 4.8, The committee noted the contents of the letter concerning dog barking and was pleased to learn that a couple of ILU residents were looking at arrangements to assist dog owners with barking problems.

Ref., 4.9, The village supports a number of fund raising events where the proceeds go as donations to cancer research activities.

Ref., 4.10, Pat Bowen was concerned at a letter he received from the president of the Lions Club expressing their disappointment at having to move their fortnightly meetings from the village to the new Coolum hotel. Catering arrangements and Manor resident upsets were considered as some causes. George West mentioned that Lions Club members came straight from work and expected a meal close to 6pm. The suggestion of Tapas once per month and a meal on the other fortnight as suggested by the Village Manager was not thought sufficient. Village Manager said that she had not received a reply to her proposals prior to hearing that the Club was taking up an offer by Coolum hotel.

Discussion then ensued on improving use of restaurant and bar. The Village Co-Ordinator is actively pursuing arranging monthly dinners where use of the bar facilities will increase.

George West pointed out that the return from the bar proceeds will not be as large as from the Lions Club members. Village Co-Ordinator and Village Manager hope to introduce more entertainment with such activities. George West opinioned that the last resident's BBQ was the best for a while when a resident entertained them. Village Manager & Village Co-Ordinator indicated that they would be bringing back the band closer to Xmas for maybe a carol sing along etc.

Steve Hill spoke about Lions club and the antipathy between staff members at not wanting to be on duty those Tuesday nights because of the extra work. John Davies added that it was the hope of the committee that moving residents into the private dining room would alleviate the situation somewhat but this was not acted on. Village Manager and Village Co-Ordinator pointed out that such a move was time and work intensive and not really suitable for Manor residents in the current and recently established new evening meal time arrangements.

Ref 4.11., John Davies and George West discussed the equity situation and it was decided that the finance sub-committee should handle the situation.

Ref 4.12., J Stewart wrote to the committee regarding the move of the Lions Club from the PSCC to the Coolum hotel and pointed out that there were significant monetary advantages to the move as the hotel would be able to boost their fund raising efforts through bar sales and restaurant sales to club members all week. The hotel was also going to provide sponsorship for the clubs activities and provide for a courtesy bus.

Ref 5.3., Village Co-Ordinator said the band concert was well received and well attended and resulted in a profit of \$63.40 being returned to the residents.

Ref 5.7., Village Manager expecting to find out more about when the chairs will arrive, on Wednesday 10th June when Kylie would attend at the Manor

Ref 5.8., Village Manager expecting plan proposals in the Manor on Wed 10/06

It was moved by George West and seconded by Margaret Gordon that the inwards correspondence be accepted and the outwards endorsed.

7. Treasurer's Report

Overview

Cash available on 1 st May 2015	\$15,548
Deposits for May	\$3,372
Major Deposits : Bar takings	\$3,037
Mothers Day Raffle	\$334
Expenses for May	\$1,945
Major Expenses : Bar costs	\$1,213
Library books	\$186
Cash available on 1 st June	\$16,975

An increase of **\$1,427**

Events:	Anzac Day	Cost	\$277.22
	Mothers Day Raffle	Profit	\$169.08
	Noosa Band	Profit	\$ 63.40

George West Summary for May, best month for bar takings and included takings for the Saturday concert afternoon

Residents Association Report for May 2015																			
Date	Cheque	Detail	Main	Imprest	Bar Takings	Social	Sundry	Bar	Bar										
	No		Account	Account		Committee		Supplies	Expenses										
		Balance carried forward	\$ 15,548.88	\$ 2,037.73															
DEPOSITS																			
6th May		Bar Takings	\$ 396.95		\$ 396.95														
11th May		Mother's Day Raffle	\$ 333.90			\$ 333.90													
13th May		Bar Takings	\$ 410.00		\$ 410.00														
21st May		Bar Takings	\$ 753.30		\$ 753.30														
27th May		Bar Takings	\$ 521.00		\$ 521.00														
31st May		Bar Takings	\$ 956.30		\$ 956.30														
31st May		Interest	\$ 0.45				\$ 0.45												
		Total receipts 31st May	\$ 3,371.90		\$ 3,037.55	\$ 333.90	\$ 0.45	\$ -	\$ -										
PAYMENTS -																			
4th May	117	Bar supplies	\$ 939.15	\$ 939.15				\$ 939.15											
		Dan Murphy's		\$ (939.15)															
4th May	118	1920's Dinner	\$ 87.77			\$ 87.77													
13th May	119	Library Books	\$ 186.50				\$ 186.50												
18th May	120	Bar Supplies	\$ 273.39	\$ 273.39				\$ 273.39											
		Dan Murphy's		\$ (183.59)															
		Coles		\$ (89.80)															
25th May	121	Bar Supplies	\$ 458.54	\$ 458.54				\$ 458.54											
		Dan Murphy's		\$ (438.54)															
		Coles		\$ (20.00)															
		Total payments 31st May	\$ 1,945.35			\$ 87.77	\$ 186.50	\$ 1,671.08	\$ -										
Cash Book Balance F/ward																			
		Plus Receipts	\$ 15,548.88	Bank reconciliation at end of May															
			\$ 3,371.90			Bank Balance	\$ 16,975.43												
						Plus O/s Deposit													
		Less Expenditure	\$ 1,945.35																
		cash balance at end of May	\$ 16,975.43			U/p Cheque													
					Cash available at end of May		\$ 16,975.43												
Bar report at end of May																			
		Sales May	\$ 3,037.55																
		Opening Stock	\$ 2,937.54																
		Plus Purchases	\$ 1,212.54																
		Less Closing Stock	\$ 2,652.76																
		Cost of Sales	\$ 1,497.32																
		Gross Profit & Percent	\$ 1,540.23			51%													
		Less Bar Expense																	
ASSETS																			
		Bank	\$16,975.43																
		Imprest AC	\$ 2,057.73																
		SC Float	\$ 171.00																
		Bar Float	\$ 200.00																
		Petty Cash	\$ 263.40																
		Bar Stock	\$ 2,652.76																
		Total	\$22,320.52																
It was moved by George West and seconded by Margaret Gordon that the treasurer's report be accepted. Passed																			

8. Village Manager's Report

- 8.1. Meeting 10/06/15 with finance sub-committee, Richard Andrews operations manager and Debbie Coughlan AVEO finance controller.
- 8.2. Maintenance jobs heading in right direction and are well up to date. First time
- 8.3. Lions Club
- 8.4. Monthly themed dinners, managed by Village Manager and Village Co-Ordinator
- 8.5. August, leave taking, Village Co-Ordinator for her wedding, Village Manager for R & R
- 8.6. Meeting 10/06/15 pm with Manor planning group
- 8.7. Saturday smorgasboard, increase in price and preferably pay by Friday
- 8.8. Newsletter to disseminate information to residents about committee structures, membership and where to put any correspondence.
- 8.9. Bus on Tuesdays and Thursdays

Discussion:

After the budget has been set residents will be given 21 days-notice at least before needing to approve.

Re residents bus service to shops on Tuesdays and Thursdays it is important for residents to understand that there has never been a defined route or a defined timetable associated with the services. It is a convenience and aims to satisfy resident's wishes to be able to visit a variety of shopping experiences. The Village Manager has requested that residents on the bus agree with the driver of the bus on the day, the route that will be taken and the likely stops that will be made. The only conditions being that an agreement is reached on the route and the time of return, noting that the bus must return by 12:15pm at the latest. The driver will be pleased to receive a request and will be happy to oblige if it can be managed. George West reported that there were 44 takers so far for the next social event Pat Bowen reported that there were still difficulties with finding a social committee convener and the Village Co-Ordinator said she would be happy to help a convener if someone would volunteer.

Village Manager has reported that a bus company is prepared to arrange tours say to the coast etc. and she can arrange for Peregrin Springs residents to share a tour with Lyndsay Gardens residents. In this way it will be possible to fill a 40 seater bus and provide some great outings for residents.

9. Sub-Committee's Reports

- 9.1. Social: nothing to report, covered by Village Manager and Village Co-Ordinator's reports and comments
- 9.2. Maintenance: nothing to report apart from requests being up to date
- 9.3. Manor:
 - 9.3.1. OH & S have completed inspection of Manor Safety procedures and John Davies will meet with Village coordinator after report is received.
 - 9.3.2. Due to crowded conditions at morning tea in the Manor, more suitable seating and tables to be arranged
 - 9.3.3. Paper deliveries are causing concern as Manor resident's morning papers are being lost.
 - 9.3.4. Extra car parking for Manor resident's not resolved

9.3.5. Concerns have been expressed to the Village Manager, and may be discussed elsewhere in the meeting, about cost sharing arrangements and whether equitable solutions are being considered in factual detail. This is likely to be more of a problem in the future with lot 3 residents also joining in cost sharing arrangements.

9.4. Finance Sub-Committee:

GSF-Service Apartments:

Income continues to perform well below the expected budgets, being down by \$5,600 for the month and now \$47,500 below budget YTD.

Expenses for April were over budget by \$14,400. This was due to higher than expected costs for salaries & wages, electricity, emergency call system and the main offender was Contract-Catering Services which was over budget for April by \$13,500. YTD expenses are now over budget by \$15,200. When you combine the two catering expenses, Catering-Food and Catering Services then for this fiscal year so far these expenses are under budget by \$21,700.

GSF-Service Apartments added \$14,400 to the deficit in April which is now \$62,700 for this fiscal year so far.

GSF-ILU's:

Income is slightly under budget for April . Year to Date, Income is now slightly over budget by \$326.

Total expenses for April were under budget by \$15,300, this was due to two previous mistakes being rectified. Pest Control and contract garden/mowing were both adjusted after having been incorrectly charged to this fund. YTD total expenses are below budget by \$34,000.

GSF-ILU's so far this fiscal year has a surplus of \$33,700. Add last year's surplus of \$10,000 to get a total YTD surplus of \$43,700.

MRF-134:

This fund was over budget by \$4,800 for April, due to Pest Control being put back into this fund from the GSF fund.

MRF-134 YTD is now over budget by \$5,300.

MRF-183:

Again no issues with this fund with income for the month on budget and YTD right on budget.

Expenses for April were over budget by \$3,400 due to repairs to the fire service and an allocation for pest control. YTD expenses are under budget by \$221.

MRF-183 has a surplus of \$361 for this fiscal year so far.

Budgets:

Not much to report on budgets at this time as the sub-committee is waiting for updated figures from AVEO.

The sub-committee did receive a first draft of the proposed budgets from AVEO on the 8th May, however there were many anomalies and mistakes with a range of questions also raised from this first draft. Richard Andrews called a meeting of the sub-committee and expressed his dissatisfaction with the large increase in monthly charges facing the SA residents in next year's budget. He asked that we review the budgets but it became obvious very quickly that the figures he was quoting from his laptop were not the same as the sub-committee's figures. It was then agreed that another meeting will be held as soon as the next draft is received by the sub-committee. The first draft showed an increase in the SA GSF levy in excess of \$200 per month, and an increase in the ILU GSF levy of \$36 per month (not including any increase from the Body Corporate fund).

Judy Wrigley raised an excellent, pertinent, and very important point in relation to the split of carer salaries for after normal hours activities. Judy pointed out that there were many ILU residents living on their own and in the case of a medical emergency after normal hours would require the carer to be with them while they waited for an ambulance to arrive. The sub-committee agreed that this was an essential service for ILU residents and it was agreed to revert to the arrangement that was in place prior to this fiscal year which is the ILU GSF will fund 20% of all after normal hours carer salaries and the SA GSF will contribute 80%.

Cheers

George 6th June 2015

9.5. Commemorations

COMMEMORATIONS REPORT

1. ANZAC DAY - 25 April 2015 - 'done & dusted'; favourable reports received;
2. Remembrance Day - 11 November 2015 - falls on a Wednesday; arrangements to be made in 4 months time;

Memorial Stone/Flagstaff "Charter":

ANF to be hoisted on rear Flagstaff as follows:

15 August 2015 - VP Day (Victory in the Pacific): Japanese unconditional surrender, ending WW2

after atomic bombs dropped on Hiroshima (6 August), Nagasaki (9 August); Surrender formally signed on 2 September 1945 in Tokyo Bay, onboard USS Missouri.

18 August 2015 - Vietnam Veterans' Day (previously Long Tan Day): remembrance for conflict in August 1966, Phuoc Tuy Province; D Co. 6RAR (+ further reinforcements) suffered 18 killed, 24 wounded - having faced an estimated 2,500 Viet Cong, killing 245 of the enemy.

Consideration could also be given for:

8 August 2015 - Kokoda Day: commemorates date in 1942 when 39th Battalion stopped a heavily outnumbered Japanese enemy advancing further on the Kokoda Track.

Next Year (2016):

10 May 2016 - Battle of the Coral Sea, 4 - 8 May 1942: 1st carrier/air battle at sea, USN/RAN vs Japanese naval units + kamikazees;

14 May 2016 - Sinking of AHS Centaur, 14 May 1943: torpedoed by Japanese submarine East of Moreton Island, 268 lives lost.

Discussion: Steve Hill spoke to his report and requested that the committee approve the ANF hoisting of the flag to acknowledge special anniversaries as listed above. Details will be provided for the Newsletter.

George West congratulated Steve Hill on his Anzac Day service.

Steve Hill indicated that he was working on producing a CD about Anzac Day covering the arrival of troops at Cooroy and then the commencing of the service at Peregrine Springs. It is intended to send a copy to the principal at St. Andrews school in appreciation for the involvement of the students.

The matter of flag-raising being taken over by carers was raised. The committee was unaware that the office staff had been approached to carry out this job. Pat Bowen resolved to look into the matter as the committee considered it was a matter for residents to attend to not office staff.

9.6. Activity Groups.

Activity Groups report for the Resident's Association Committee meeting Tuesday 9th. June at 9a.m.

Giu Tao dance group. Tuesday 9.30am.

This is a new group with about 14 people attending. Apparently it is a little like Tai Chi. The teachers name is Sue and from the reports I have heard they are all enjoying it.

Aqua Aerobics has finished for the time being and it has been replaced by an exercise class at 2.30pm. on a Tuesday. This is run by Deb the Aqua aerobics instructor.

Tuesday 1.30pm. The Men's Bridge group is going along well and there are about 7-9 of them who enjoy their Tuesday afternoon.

1st and 3rd . Wednesday from 10.30 am to 12 am. Knitters Group.

At the moment some of the knitters are busy making toys for their end of the year sale which is usually held on the last Friday in November.

They are also busy knitting squares to make rugs to send to war torn countries. This project is combined with the Peregian Springs Lions club who donate \$200 towards wool for this project.

Thursday 2pm..This Art group is going very well with 7-9 people attending on a Thursday afternoon. One Monday a few weeks ago they had a talk by Don Goodey on the history of Art which included some pictures of art done by some of the very old artists.

Apparently a very successful and enjoyable afternoon with about 20 people attending.

Friday 1.30pm. The Solo group meets with about 17 -20 people playing. They play with 1 and 2 cent pieces and there are prizes at the end of the month for good scores. Makes it a bit of a fun afternoon.

Bowls- Thursday and Sunday afternoons at 2pm. About 2 weeks ago our bowlers entertained the bowlers from Domain retirement village. They played bowls in the morning, enjoyed a BBQ lunch, and played again in the afternoon. A most enjoyable day.

If you would like to have more practice or have a lesson Thursday afternoon is the day.

Put your name in the book in the library.

All other Activity Groups seem to be going well. M.GORDON.

Discussion: Pat Bowen referring to D Goodey's presentation of the history of art said that it was no surprise that a good number of residents attended and were rewarded with the well-researched and very interesting presentation.

Moved by George West that all the reports be accepted, seconded Steve Hill. Passed

The Village Manager and Village Co-Ordinator left the meeting at 11:11am

10. General Business:

Steve Hill, discussed some implications that may arise from the scheme managers introduction of the future way "Aveoway" that apartments and villas will be sold to prospective customers. It's not clear cut as to how future sales will impact on the running expenses of current owners.

Pat Bowen suggested that in his discussions with Richard Andrews on Wednesday 10/06 that he suggest that Richard Andrews be invited to a QGM to explain to residents how Aveo sees Aveoway impacting on current residents.

Steve Hill then asked where the new lot 3 site and sales offices were to be located and again would the locations and use impact on our office staff and amenities as they did with the recent activities of the painting and cleaning company

George West indicated that there was likely to be a considerable delay before current residents were conscious of any impact new residents would be having on our village.

Pat Bowen said that it was a sales area matter and they own, use and pay for facilities in the Manor. He also added that there had been no further update on a response to the resident's solicitor on a reply from Aveo in relation to our dispute about the lot 3 development. Village residents still hold to the fact that Aveo are breaking the law in going ahead with the development without consultation with current residents.

John Davies provided an update on the web page and indicated that it was good to see residents providing photos of events which could quickly be put up on the web site for viewing. Minutes of meetings are regularly updated

Steve Hill responded on what was happening with the Manor upgrade and it was noted that the Aveo person responsible for the upgrade, Kylie, would be present Wednesday afternoon on the 10th of June to brief the residents group looking after making proposals to Aveo. Steve Hill has managed to provide (at the 11th hour) to Aveo, some concept plans.

Volunteers were called for to assist with the QGM preparations next Tuesday 16th when the secretary will be absent.

Steve Hill to manage the microphones

Terry Gleeson to act as secretary for the meeting

Margaret Gordon will assist with front of house and has asked other residents and committee members to help out from 9:30am

11. Date and time next meetings

QGM 16/06/2015 at 10:00am in the Manor

Committee meeting 14/07/2015 in the theatre in the Manor at 9:00am

AGM 15/09/2015 at 10:00am in the Manor

Meeting closed: 11:40am



Pat Bowen

President.