

PEREGIAN SPRINGS COUNTRY CLUB
RESIDENTS' ASSOCIATION
MINUTES

Wednesday 11th August 2015 At 9:55 am in Gracemere Manor,

1. **Attendance & Apologies,** Chairman, Pat Bowen; Treasurer, George West; Secretary, John Davies; members, Terry Gleeson; Margaret Gordon; **Apologies, Member Steve Hill, Village Manager, Sharon Bateman and Leigh Kersnovske, Village co-ordinator.**

Moved that the Minutes of previous meeting be accepted, George West and seconded by Terry Gleeson

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2. **Business arising from previous meeting.** Nil

3. **Inward Correspondence:**

- 3.1 Letter from Stonestreets, luxury coach tours, presentation 2016
- 3.2 Letter from Caxton legal centre re Free community legal information sessions, N. Brisbane areas
- 3.3 Letter from Mike Jordan re discrepancy in GSF income figures and Fees and Permits charge.
- 3.4 Letter from Bryan Milner re parking, crash barriers, bus capacity exclusive for Manor residents, shortfall in income, Contract cleaners.
- 3.5 Letter from Ralph Haddrell, re excessive increase in limited lease rates and water charges in the 2015-16 budget papers. Income for rates and water in budget papers, should be clearly identified and not included under sundry income. Requested adjustment to rates and water. Figures for previous year attached..

4. **Outward Correspondence:**

- 4.1 Letter to Aveo operations Manager re draft plans for Manor upgrade
- 4.2 Letter to Village Manager requesting the return of the disabled parking spaces to their original location.

5. **Business arising from Correspondence:**

- 5.1 Ref 3.1 letter to be passed onto the Village Manager for her attention and interest in setting up trips to say Brisbane for a show etc., Secretary to write a letter in support to the Village Manager. The Chairman also wanted recorded the fact that he had obtained the name of a resident who volunteered to assist with driving the village bus to functions and this was also to be conveyed to the Village Manager
- 5.2 Ref 3.2 The letter from Caxton legal service to be placed on Resident's Association Committee notice board in the computer room for residents who wish to avail themselves of

their free community legal information sessions.

5.3 Ref 3.3 The treasurer has prepared an explanation and the secretary has included it in a letter to Mike Jordan. In addition the treasurer prepared a reply to Brian Kelly in regards to another budget matter, the contents of which will be copied to Mike Jordan.

5.4 Ref 3.4 B Milner's letter is to be forwarded to the Body Corporate Committee for their comments on certain matters such as Parking, Crash Barriers etc. The Resident's Association Committee can provide input in regards to parking since it is now known that a letter has been received by the Village Manager from the operations manager to provide information on the previous quote for extra car ports and parking space. The situation with the village bus is that it is a capital replacement item and is currently allocated for replacement. The treasurer has sought further clarification from the Village Manager of the shortfall referred to following a recent reply and the question re contract cleaning was answered at the last meeting and clarified in the minutes of that meeting.

5.5 Ref 3.5. The secretary is to write to State and Local Ministers and Councilors requesting that the Sunshine Coast Council follow the example of other nearby local councils and provide pensioner rebates on Council rates and water to limited lease residents.

5.6 A late letter was received from Hilary Warburton in regard to the possible lack of shelving space when the library is refurbished. It was decided that the measurements gauged from the draft plans provided to date for the space to be taken up with new library shelving was not the actual space that would be utilized in the final plan. It was to be noted by all village residents that the **start date for refurbishments has been confirmed as 01/09/2015** It was also decided by the committee to defer further consideration of alterations to the BBQ area, storage facilities change room space until final layouts were completed. If needed the Resident's Association Committee would look at any deficiencies if there appear to be any at all.

The secretary was asked to write a letter to the Village Manager again, pointing out that the Resident's Association Committee is aware that the Manor parking issue is under re-consideration, which may take some considerable time, but meanwhile the disabled parking spots, which are no longer clearly labelled as such, remain a good distance away from the entry to the Manor. The Resident's Association Committee would appreciate some immediate action in regard to the relocation of the disabled parking spots. It also should be recognized by management that the "No Parking" signs around and near the front entrance to the Manor have yet to be painted or erected. This again is an important and urgent matter needing prompt attention.

Motion to accept inwards correspondence and adopt outward was moved by George West and seconded by Terry Gleeson. Carried

6. Treasurer's Report:

Overview of Treasurers Report for JULY 2015

<u>Deposits for July</u>	\$ 2,516
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Major Deposits :

Bar takings	\$ 2,515
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<u>Expenses for July</u>	\$ 3,661
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Major Expenses :

Bar costs	\$ 2,549
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Bar Licence	\$ 626
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5 cent Bottle prizes	\$ 400
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Cash available on 1st August	\$17,048
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A decrease of	\$ 1,145
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The treasurer spent a deal of time explaining why there was just a 1% profit from the bar this past month, the explanation dealt with the fact that there was a large overlap between incomes and expenditures between June and July which resulted in a large profit last month and a small profit this month. It averages out ok, however plenty of drinking will always ensure a good profit, see later.

Treasurer's report for July attached and printed separately where needed.

George West moved and Margaret Gordon seconded that the treasurers report be accepted.
Carried.

Before moving onto the managers' report the chairmen requested that the secretary ensure that a notice is left in the minutes reminding residents to go to the Resident's Association Committee web site where they can read the correspondence. The link to the web site is <http://www.pscc.org.au> then click on the menu item MINUTES followed by selecting AGENDA from the drop down menu and follow the links to the date of the meeting you wish to view.

Managers' Report: In the absence of the Village Manager, George West spoke to the report

- Lions auction in Manor 17th October, we will possibly be head first into refurbishment.
- The night the lights went out...
- Explanation re income in Budget.
- Explanation re one off fee's & permits
- Budget success, huge thanks to SFC.
- Holidays.
- Car parking issue.
- Less cash taken in Manor for meals & additional services.

Sharon Bateman

Discussion:-

Due to refurbishments commencing on 01/09/2015 most of the community area will be unavailable for functions until their completion prior to Christmas 2015. Residents need to be mindful of accommodating workmen and loss of certain communal facilities during this exciting time!

Committee members thought staff accomplished a great deal to ensure that residents were as satisfied as well as possible while the lights were out on "Christmas in July". Many thought it added to the atmosphere of the night

The treasurer is providing letters explaining income and permits

The Village Manager appreciated all the work done by the finance sub committee

The Resident's Association Committee is aware of the latest developments in regard to car parking, see earlier.

Payment for meals in the community building by guests and ILU residents is expected to be via a voucher system, where the cost will eventually appear on your monthly levy invoice, so avoiding the issue of cash.

7. Sub-Committees' Reports:

7.1 Social Nil report as the Village Co-ordinator is on holiday. However the Chairman again urged all incoming and established residents to seriously consider nominating for the position of social convener. This village has a well-established history of imaginative social conveners who dreamt up fantastic visits to places of interest and eateries on a loose monthly schedule. Visits

were well supported by the Resident's Association Committee and residents and could be well co-ordinated with the new village co-ordinator in a symbiotic manner.

7.2 Maintenance –

Terry Gleeson reported on his investigations into upgrading the microphones.

- Sound system in the Manor. Options available:
 - Purchase 3 microphones and receivers that are suitable for speaking and have a red light which comes on 20 minutes before the battery expires.
 - Purchase 3 microphones and receivers at a more expensive price that have 3 different types of sound and are better for singing, music, loud & soft voices, have more channels in case of outside interference, have a battery light that shows precisely how many hours of battery life are left and can operate further away from the receiver.
 - Purchase a new sound system which would incorporate the following:
- Three microphones and receivers.
- Two permanent speakers (weather-proof) placed in the patio/BBQ area.
- A zone speaker mixer which would allow sound to go either in the lounge room, the dining room or the patio area with a spare zone for future requirements.
- A new PA system.
- A lockable cabinet on wheels that has racks which would hold all of the sound equipment.

We have available (in computer room) two metal cases that are suitable for holding microphones. Need to have sponge rubber cut to cradle mikes.

Discussion:-

The treasurer pointed out that due to a payment of \$7,654 for legal advice the current bank balance is only \$8,811, consequently spending \$8,000 at this time is impossible.

The secretary is to write to the Aveo operations manager suggesting that the quotation received for the improved sound system, by the Resident's Association Committee, be favourably considered and be included in the costs of refurbishment of the Manor.

Terry Gleeson noted that in regard to the Home Assist scheme that discussions were taking place between State and Federal Departments in regards to financing and residents should assume that currently there has been no changes to the scheme.

7.3 MANOR REPORT

- Mystery Tours recommence on 13th of August following which, all Village residents are to be surveyed to gauge their preferences on which shopping trip to forego.

- Manor residents offered condolences to family members for two residents who passed away recently.
- Village Manager intends to call a meeting of Manor residents who are shortly to receive two monthly levy invoices and explain the increases due to water and rates for leased apartments and if needed, again explain about the overall increase above CPI for all residents.
- Bulk supply of breakfast items causing some difficulties. The plastic container tops are difficult to remove and are sharp on their edges. Very hard for older persons with onset arthritis. Butter in Cater Care bulk packaging appears to have been ransid. Some residents prefer the previous packaging of small breakfast items, maybe a survey needed plus extra costings?

John Davies

SA 204

Discussion:-

The Secretary to discuss with the Village Manager problems associated with bulk managing of breakfast items and changing the sharpness of and difficulties with the current plastic containers. Also to consider extra costs involved. Manager is to discuss with residents over a morning tea time.

7.4 Activities Groups report

- COMPUTER CLUB Wednesday 9a.m. As always this is a very popular and busy group. This month they will be discussing and working on Android tablets etc.
- ART CIRCLE. Thursday afternoon at 2p.m. This group is really enjoying their afternoon with the help of their Art Adviser!!! They still have their exhibition down at the Pool restaurant. This should finish in the next week or two. Apparently they have sold several of their paintings.
- BOOK CLUB. Friday 7th. of August (as per calendar). and the book to be discussed is ?
- GOLF Monday (Vets) Quite a few male members in our village play in the Vet's competition on a Monday morning. They pay \$13 in green fees plus \$10 competition fees and must have a Golf Link handicap. Some of them also play socially or in other competitions during the week.
- BOWLS . This has become very popular in our village especially at this time of the year with

die lovely winter weather we have.

- They will participate in the Retirement Villages championships which will be held at Noosa/Tewantin bowls club on August 27th.
- BINGO on Saturdays seems to be very popular with a good crowd turning up for good prize money.
- LIBRARY Since Bullis resignation after several years of running the library and also buying new books (paid for by the Resident's Association) Hilary Warburton is now doing this job with the help of a few helpers.

Residents must now sign in when borrowing a new book and again when returning same. This is to keep track of the new books which are kept in a new area.

All other Activity groups seem to be doing well. M.Gordon.

Discussion:-

The Art Circle has now removed the display items from the Pool Café. A few were sold.

A Village resident was noted as winning a trophy in the Vets. Competition. Since Terry Gleeson had such a good day maybe drinks are on the house next happy hour??

Moved by George West seconded by Terry Gleeson that the reports be accepted. Carried

8 General Business:

Chairs at the bar were considered once again, but since the start date for refurbishments has been confirmed and all furniture is to be replaced, it was decided to wait for the new furniture to arrive.

In regards to the purchase of a replacement sound system the committee urges all village residents to make concerted efforts over the next few months to refill the treasurers coffers and reduce his stress levels by imbibing heavily at happy hours. He may then become much more sympathetic to our urging to spend again.

There is to be a pre AGM planning meeting to be held two weeks prior to the AGM, secretary to check time and availability of committee members, to discuss final organisation of the annual meeting. QGM and AGM notices, nomination forms, etc., will be distributed into all resident's mail boxes on the morning of Saturday 15th August. Please take note and if interested complete a nomination for a position on the resident's committee or for a sub-committee chairperson (bar or social) . Nominations will close at 5:00pm on Saturday 5th September 2015. If any resident wishes to propose a Special Resolution to be considered at the AGM that must be in the resident's association mail box no later than 5pm 20th August 2015. Thank you all for your interest.

9 Date & time of next Committee Meeting: Tuesday 8th September 2015 at 9am.

Date & time of next Annual General Meeting: Tuesday 15th September 2015 at 10am.

John Davies Secretary, 11/08/15