

**PEREGIAN SPRINGS COUNTRY CLUB
RESIDENTS' ASSOCIATION
MINUTES**

Tuesday 8th September 2015 at 8:57 am in Gracemere Manor,

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

2. Manager's Report. The Chairman invited the Village Manager to present her report early, due to time restraints. It was resolved that the secretary write a letter of invitation to the Village Manager to address the next AGM on Tuesday 15th September 2015. The Village Manager fully supports the urgent need to move the disabled parking spots to a convenient position to the Manor entrance and have them well signposted. It was also noted that the signposting of "NO PARKING" areas around the round-about needs to be completed from a safety standpoint.

Discussion then took place about parking in general. The Village Co-ordinator also pointed out that "no parking" is difficult to police and hoped that an announcement in the Gracemere newsletter will encourage residents to observe the no parking areas. The Village Manager continued that the overall need for extra parking was currently under discussion with senior Aveo management but no definitive action has yet been taken.

The Chairman indicated that if staff were to park in a different area, there would be some relief. Other members then indicated that the rear of the Manor had been previously considered by management and also the garden shed area might be appropriate for staff parking. The Chairman mentioned that parking had been on the Body Corporate agenda for a long time, but management requested the item be removed. The Chairman also considered that the current parking issue should not be a cost to the Body Corporate

Discussion continued on several other items of importance. Skip bins. Residents are to please note that all the "builders" skip bins located outside villas being refurbished are paid for by village residents to their cost. Other village residents should not use them to dump their own rubbish as it is at a cost to their fellow residents. The Village Co-ordinator is to include a notice in the next Newsletter to this effect. The matter of the contract cleaner not being appointed was raised by the Village Manager and the reasons for doing so hinged on the fact that the whole of the community area was shortly to be refurbished and so would be cleaned by the contractors once all work was completed. The committee concurred with the Village Manager's decision. It was also noted that all the community areas will continue to be cleaned by the staff in the Manor paid for in the majority from the Manor GSF fund.

The Village Manager indicated that the letter from Ralph Haddrell concerning the overcharging of Rates and Water evident in the latest budget figures has been referred to Aveo operations manager and the accountants department. No reply to date.

The Chairman made a request of the Village Manager for future meetings that Sharon be able to attend committee meetings as a matter of priority, since there was a need at times for decisions to

be made straightaway. The Village Manager indicated that the change of time for the Body Corporate committee meeting the day before, had necessitated the change in her schedule for the meeting today.

Terry Gleeson asked the Village Manager about the progress of the request to have the quote for a new sound system incorporated in the refurbishments. The Village Manager said that not only had she supported the request fully but had also included her request that a hearing aid sound loop be incorporated into an upgraded sound system. The loop would enable residents with appropriate hearing aids, to tune in clearly to speakers at meetings using the special microphones.

The Village Manager left the meeting at 9:25am

Moved that the Minutes of previous meeting be accepted, Terry Gleeson and seconded by Margaret Gordon.

3. Business arising from previous meeting. In the report about the golfing event the name Terry Gleeson should be replaced by Trevor Davis.

A great deal of discussion then ensued about the parking issue and it was resolved that the Secretary write to the Body Corporate Committee suggesting a meeting to co-operate on a plan of action.

4. Inward Correspondence:

- 4.1 Copy of letter from BCC re refurbishment.
- 4.2 Letter from Trish Kelly re care of Computer Club equipment throughout refurbishment.
- 4.3 Letter from Peter Wright, re Lions Auction postponed till next Autumn
- 4.4 Letter from Leigh Kersnovske re tours from Stonestreets
- 4.5 Letter from Leigh Kersnovske re memorial stone repair.
- 4.6 Letter from J. Weeden re space in refurbishments for storing bowling equipment
- 4.7 Letter from R Haddrell re non action by RAC on rates overcharge by Aveo.
- 4.8 Letter from J. Weeden re objection to removal of showers during refurbishment.

5. Outward Correspondence:

- 5.1 Letter to Village Manager re Stonestreets Tours
- 5.2 Letter to Bryan Milner reply about various matters.
- 5.3 Letter to Ralph Haddrell re pensioner concessions
- 5.4 Letter to Mike Jordan re budget matters
- 5.5 Letter to Brian Kelly re budget matters on behalf of treasurer.
- 5.6 Letter to Village Manager suggesting Aveo management replace sound system during refurbishment.
- 5.7 Letter to Village Manager requesting urgent attention to the disability parking situation
- 5.8 Copy of letter from B Milner sent to BCC.

MOTION That the inwards correspondence be accepted and the outwards endorsed. Moved by George West, seconded Margaret Gordon. Passed

Residents should note that copies of all inwards and outwards correspondence are available for viewing on the resident's web site <http://www.psc.org.au> under the menu item "MINUTES" and sub item "AGENDA" look for agendas of committee meetings.

6. Business arising from Correspondence:

Ref 4.1 Discussion: Under current deliberations, village wide

Ref 4.2 Discussion: Under current deliberations, village wide. The Chairman considered that Aveo had been constructive in producing 2 plans for the refurbishment, Plan A and Plan B and allowing residents at a meeting to consider and state which plan they preferred. There were some concerns raised earlier that the Body Corporate had not been consulted, but overall the Manor had a bit of a tired look currently and will get a significant uplift with the refurbishment.

George West believed that Body Corporate members were in attendance on a walk through that considered plan A, but was himself surprised to see an option plan B. The Chairman added that there would be a limit to what could be done with a budget of \$500,000

Ref 4.3 Discussion Noted with appreciation

Ref 4.4 Discussion The Village Co-ordinator noted that Stonestreets tours operated out of Toowoomba and so were not in a position to offer local tours. The Village Co-ordinator however is still investigating likely day tours from local bus tour groups. Margaret Gordon said that she would talk further on the matter with the Village Co-ordinator

Ref 4.5 Discussion Steve Hill said the original memorial stone was commissioned on 27th November 2011 and there was no scope for the resident's committee to pay for the restitution. The Village Co-ordinator said that it appeared as though the original construction was inadequate. A quote to upgrade and improve the memorial stone placement had been received at a cost of \$1400. The Chairman requested that the Village Co-ordinator obtain a second quote for the repair

MOTION That the memorial stone repair be carried out to improve the reverence and safety of the memorial area and payment for an amount up to \$1400, be made out of the GSF fund as a maintenance item. Moved George West seconded Steve Hill. Passed.

Ref 4.6 Discussion: Under current deliberations, village wide.

Ref 4.7 Discussion The Village Manager is addressing this issue and once Sharon hears back from the Aveo operations manager and accounts department she will advise the committee and Ralph of the outcome.

Ref 4.8 Discussion: Under current deliberations, village wide.

Ref 5.6 Discussion The Village Co-ordinator mentioned that there are likely to be difficulties, not insurmountable, in having the refurbishment compliant contractor install the sound system. It might be that the resident's association purchase the equipment and have a local compliant contractor install it during refurbishment

7. Treasurer's Report: Below

Overview of Treasurers Report for August 2015

<u>Cash available on 1st August 2015</u>	\$17,048
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Deposits for August	\$ 1,985
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Major Deposits :	
Bar takings	\$ 1,985

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Expenses for August	\$ 8,874
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Major Expenses:	
Bar costs	\$ 1,021
Legal Fees	\$ 7,654

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<u>Cash available on 1st September</u>	\$10,159
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A decrease of	\$ 6,889
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Discussion: The committee discussed at length the reasons to approve the expenditure of a further \$2,654 on lawyer's fees for the Lot 3 development case. It was clear from a report about discussions the chairmen of the two committees had with the lawyers, that it could be beneficial for the village to write a letter to Aveo management making them aware of the inaccurate statements made about the Peregrine Springs Country Club being a closed village. It was considered by both chairmen that as a result of the letter that was sent, that refurbishments of Gracemere Manor were prioritized.

MOTION The resident's committee unanimously endorses the actions taken by the chairmen of the two committees in the lot 3 legal case and approves the expenditure of a further \$2654.20 in lawyer's fees. Moved by George West, seconded by Steve Hill. Passed.

MOTION That the treasurer's report be accepted. Moved by George West, seconded by Steve Hill. Passed.

Treasurer's Report follows on the next two pages and will be pinned up on the notice board in the computer room

Bar report to end of August		ASSETS	
Sales July	1,985.40	Bank	\$10,159.77
Opening Stock	3,156.86	Imprest AC	\$2,037.78
Plus Purchases	1,020.94	SC Float	\$83.90
Less Closing Stock	2,956.80	Bar Float	\$200.00
Cost of Sales	1,221.00	Petty Cash	\$10.60
Cost of Sales	764.40	Bar Stock	\$2,956.80
Less Bar Expense		Total	\$15,448.85

9. September 2015 Village Coordinator Report to Residents Association.

We have a new Administration Assistant Ailyn Lewis (pronounced Ileen) She is a great asset to the team.

Maintenance –

The paving project is complete with areas of concern repaved and bought up to height to avoid trip hazards.

The motor which is housed (on the roof) & operates the ventilation fan in the Turret of the Manor is finally booked for repairs; this should make a significant difference with summer approaching. It is designed to remove hot air and moisture from the centre of the building. It has taken 6 months to isolate the problem and source a technician to work at heights to resolve these mechanical problems.

The pool is uncovered again and some keen and sturdy residents are swimming already. The pump which circulates the heated water is in for repairs, so on its return should hopefully improve the temperature too.

Resident Activities.

There is plenty on in September, firstly the U3A (University) choir who is coming to sing for us on the 15th September at 10.30. This is a large choir who are very entertaining, funny, singing all the tunes you'll know. They are performing for free for us so, I hope you'll all come and give them a rousing cheer. Also my mum is in it!

Then book in for the "International" dinner on the 17th September 5.30 drinks 6pm dinner. This will be a fun night where you can book a table, decorate it and dress up if you like in any countries theme. The food will also be internationally themed. In the past there's been Italian, Scottish tables etc. "Col Noble" Entertainment is included and apparently he's a lot of fun also. The cost will be \$20 for SA's and \$25 for ILU's. Book dinner by placing your details and money into an envelope and putting in the Social Committee letter box at the Manor. Book your seats/table/theme in the computer room by writing your names down on the table settings. Places full at 72.

Thanks to the Residents Association for running the August dinner at Coolum hotel in our absence. We have a new electric bike in the gym so we hope you enjoy it. Be careful going around the corners and keep the tyres pumped up!

Safety & Security

The lighting update is also complete although there are a few more solar bollards on order to be placed at the end of Links/Seagrass when they arrive. A timed light was placed on the Maintenance Shed to illuminate this area also

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Compliance

The office has requested updated resident information from all residents and encourages residents to comply for their own safety. Whilst a lot of residents have returned their forms there is still a lot

outstanding.

The recent Occupational Health & Safety Audit report has arrived. A lot of work has gone into registers to record compliance for all our facilities and staff. Some gaps around contractor regulations and compliance of RCD tagging and testing were highlighted. These issues however were under review already and have since been put into a maintenance schedule and processes for contractors have been implemented. Some pathway accesses were highlighted as well, but the recently completed paving update has resolved these issues.

Some testing of fire equipment was slightly overdue, but with "Creative Fire" now engaged as the fire service contractor, maintenance in this area has improved.

Pest treatments have been performed in and around the Manor to control vermin the week of 17th August. This is done on a monthly basis by EBS

Lot 3 Project

Major infrastructure works including road paving should be complete by the end of September. Builders will be commencing shortly after that. Dust and noise have been troublesome to the residents close to the project. Management have asked that more shade/hessian be placed on fences to control the dust. The green strip beside the project will be fenced off completely to allow access to the road ends for link ups to the new roads.

Refurbishment of the Manor

Kylie (the project director) is supposed to be visiting again week of the 24th to finalise plans with the working group. Works were supposed to commence by the beginning of September however this seems unlikely.

Leigh Kersnovske
Village Coordinator

Discussion The Village Co-ordinator wishes to remind residents that payment for the International Night is due and there is still room for more residents and international themes they may like to include in the evenings entertainment and dinner.

Committee members also commented on the improved street lighting from the newly installed bollards and the Village Co-ordinator commented that the restitution of the unevenness of some paving stones was proceeding well.

10. Sub-Committees' Reports:

10.1 SOCIAL REPORT AUGUST 2015

Social events that were run this month.

Coolum Hotel.

This proved a very successful night, where 50 residents were in attendance. This venue was not

only convenient but the food was excellent. For a pub, the service was excellent with full sit down service. Thanks to Ray Larke for organising this dinner.

Tewantin Bowling Club

Four teams of bowlers attended the club from the village at the twice yearly bowls tournament against other retirement villages. This was a great day, playing two games plus lunch for \$15 each is great value. One team finished third on the day with outstanding bowling by Luke McCabe who excelled on grass at his first attempt.

Thanks again to Ray Larke & his brother Peter for organising this event. A lot of time & effort goes into these days. As you can see Ray Larke excels in organising social events. We hope he continues to help in the future.

Noosa Chorale.

A party of some 20 from the Village attended the Broadway to Jazz concert at The J, Noosa Junction on Saturday 29th August. It was such a diverse concert of music from different genres that one resident was overheard saying she hadn't realized that with Jazz music you often clap throughout the performance, whereas with classical concerts you wait until the end to clap. Another resident was overheard to say, when is the Jazz going to come on, after listening to the first half of classical music! Overall, residents were delighted with listening and knowing words from songs sung a while back and also being able to see and listen to some of Australia's top jazz musicians. Drinks at the bar were also a plus! All residents were grateful to John for taking time over the weekend to drive the bus to the concert.

Up-coming events.

On the day of the AGM 15th September you will **note the change of time to 2pm** This is owing to a double booking. Leigh had booked the U3A (University) choir to come & sing on that date at 10.30am without realising the date of the AGM.

This choir is so much in demand that it was impossible to change the date at short notice. The Committee decided to change the time of the AGM to have the opportunity for all residents to be able to hear this outstanding choir.

International Night.

Get together with some fellow residents & grab a table of eight for this dinner to be held 17th September, including the dinner there will be entertainment provided by the management. There will be prizes for the best dressed table in whatever theme you select.

Dress up in the theme if you wish, but prizes will only be for the table. Booking sheets are in the computer room & payment to be made in reception. Final bookings & payments must be made by midday on 14th September.

Pat Bowen, Chairman.

10.2 Maintenance Report

Hire of rubbish skips for use of all village residents to dispose of their rubbish is to continue in October. The secretary is to confirm details with the Village Co-ordinator.

In discussions with the PPS staff, garden maintenance programmes are up to date and have been going to plan through the winter months.

Discussion. The Village Co-ordinator commented on how the appearance of the grounds has improved overall

10.3 Manor Report

Mystery Tour in August was to Tin Can Bay where a picnic lunch was enjoyed. Next Mystery Tour will be on September 17th, to

Due to organizational circumstances, office staff have been unable to survey village residents to determine their preference for which shopping bus tour to cancel once per month to be replaced with a Mystery Tour. Management has had to make the decision to limit one shop visit to Civic per month instead of two. Residents will be kept informed when Mystery Tours are scheduled.

Rates and concessions. It appears at the current time that the Sunshine Coast Council is sticking to its decision not to grant pensioner concessions to Aveo Peregrine Springs residents who live in leased apartments, as the Manor is part of a Community Title Scheme. Village Manager to update on the situation.

Discussions then ensued on how to progress the case for obtaining pensioner concessions for residents residing in leased villas and apartments. It was decided that the secretary could approach management for their input on how a plan of action should be developed to ensure Council staff were fully versed on reasons why the general rating category of leased apartments and villas at Aveo, Peregrine Springs, should be changed from a category 29 to a category 23. The chairman has requested that this matter be held over until the first meeting of the new committee.

JAD.

10.4 Commemorations

Due to the damage to the memorial stone and repairs required to make the area safe, it was decided not to arrange any commemoration activities until after repairs were completed. If there is to be a ceremony for the November remembrance day, flyers on the details will be circulated and the event advertised on the RAC web site.

10.5 Activity group.

ACTIVITY GROUPS report for the Resident's association meeting Tuesday 8th. September at 9a.m.

KNITTER'S GROUP. As from Wednesday 2nd of September this group is starting at 10a.m. On the 1st and 3rd. Wednesday of the month.

They have 3 new members Pauline. Valerie and Barbara who have been very busy with the needles. Pauline has been busy sewing up squares that other people have knitted to become rugs. She has also been knitting jumpers for children.

One of the other ladies. Vi Vaughan. has knitted over 100 Care Bears some of which end up in Pathology labs. X-Ray places and Doctor's surgeries etc. for children.

All of their hard work goes towards their special day FRIDAY 27th. NOVEMBER where it is displayed in the Manor and is for sale. Money raised goes to various charities. Also on this day they will probably be raffling a painting or two donated by the Thursday Art Circle.

AQUA AEROBICS hasn't started yet but shouldn't be too long as the pool covers are off and the water not a bad temperature. There are a couple of brave souls doing a few laps during the day

BOWLS- RETIREMENT VILLAGE'S BOWLS COMPETITION

On Thursday 27th of August Tewantin -Noosa Bowls Club hosted a bowls competition for retirement villages in the area. Many thanks must go to Ray Larke and brother Peter for their organisation on the day.

Over 50 competitors from five villages attended (Aveo, Domain, Hibiscus Gardens .Laguna, and Noosa Waters) and played 12 ends in the morning, then lunch and a further 12 ends in the afternoon. Rain was forecast but it stayed fine and was quite warm by lunchtime. The rain did not arrive until after we were safely home.

Teams from Hibiscus took out first and second prizes while a team from Aveo was third. Everyone enjoyed the day and we are looking forward to the next one.

John Weeden. Assist Bowls Organiser.

MAH- JONG There have been a few more people joining this group on a Wednesday afternoon

MOVIES IN THE THEATRE afternoons and Saturday night.

Eilyn has managed to get some pretty good movies of late. Check the theatre door for these.

There are various outings happening in the next few weeks eg. Mystery tour and a theatre outing to the Noosa Arts Theatre

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

MOTION To accept all reports. Moved by George West, seconded by TH

The chairman expressed his appreciation to the three retiring members of the committee. Special mention for Margaret Gordon who has represented village residents over many years. The Chairman acknowledged that it is not always recognized how much effort is put in by individual committee members and went on to say how very successful activities organized by Margaret, such as Friday afternoon Solo and theatre outings over a number of years, had been.

The Chairman acknowledged that Terry Gleeson had been the best person responsible for village maintenance matters on either committee that he had known. Terry Gleeson was always professional and detailed with all the reports he presented to the committee.

The Chairman finally acknowledged the personal support and friendship that George West had provided over many years on village committees. George West had acted as secretary and treasurer on village committees and had provided professional input at all times.

The Chairman concluded by indicating that all three retiring members will be missed from active

village committee representation. He thanked them all for their major contributions and wished them well for the future. The committee concurred with acclamation.

The Village Co-ordinator left the meeting at 10:57am

11. General Business

Discussions then centered about the preparations and organisation for the following week's QGM/AGM. The Chairman and Secretary will prepare an updated AGM agenda and distribute and notify residents who will be assisting with the front desk and scrutineering duties.

Date & time of next Committee Meeting: to be advised via Village newsletter and RAC web site and email to committee members.

Date & time of next QGM: 15th December 2015 at 2pm.

Meeting Closed 11:32am