

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENTS' ASSOCIATION

MINUTES

For Extraordinary Committee Meeting held Friday 26th February, 2016

9:00am in Gracemere Manor

1. **Attendance**, P. Bowen, Chairman; J. Davies, Secretary; D. Gleeson, Treasurer; S. Hill; J. Corlett, T. Shaw.
Apology, B West.
2. The Chairman opened the meeting at 9:02am and thanked members for their attendance at such short notice.

The meeting had been called as limited lease Manor residents had recently received a letter from the village manager indicating that an overcharge on the rates had been discovered and residents were entitled to a rebate. The calculation of the rebates involved, were expected to be known by the end of the financial year and residents were to continue to pay their normal monthly levies until that time. Adjustments would then be made for the full year.

A number of the Manor residents had expressed their concerns to committee members that if an overcharge had been found then it should not be incumbent on the Manor residents to continue to pay the wrongly calculated monthly levy and it should be immediately reduced to the correct amount

The Chairman expressed his concerns to committee members, that this matter had been before the committee for a considerable length of time and no written management answers to the problem and its solution had been received. This first communication to the residents, and not to this committee, had indicated there had been an overcharge of approximately \$54 discovered and went on to say that residents should continue to pay this amount until the end of the financial year.

Naturally some residents were struggling with last year's large increase (9.8%) to the limited lease monthly levies and felt that they should not be expected to continue to struggle to pay the additional \$54.

The members in attendance at the committee meeting then agreed that the committee should support the residents in their efforts to have management rescind the demand that they continue to pay the unjust extra levy.

After a deal of further discussion it was unanimously resolved that the secretary write a strongly worded letter to Aveo management indicating the committee's opinion that the overcharge be stopped and the refunds applied immediately. That is, the correction of the overcharge should not be delayed to the end of the financial year.

3. A further item of business was outlined by Steve Hill. This was in regard to management indicating that they were in agreement with a locally held local Q & A forum with all 3 candidates for Division 9, Sunshine Coast Council Elections, being held at Gracemere Manor on the afternoon of Saturday the 12th March

Steve Hill had been requested by management to organise and MC the afternoon's proceedings and Steve sought the committee's approval to move ahead with arrangements to accommodate the forum.

Arrangements will involve setting up the bar to provide drinks after the forum ends, meet and greet personnel to man the foyer, seating for Peregrine Springs and Village residents to participate in the election Q & A.

Steve Hill currently has a brief and a range of questions to put before the candidates. Other local council matters are likely to be raised from the floor.

4. It was also decided to write a letter to Richard Andrews inviting him to the next QGM on Tuesday 15th of March at 2:00pm, to outline to residents clear statements about the white ant problems.

It was felt that some straightforward written statements from management to village residents would assist residents to better understand the responsibilities of each villa owner whether freehold or leasehold.

Meeting Closed 9:45am.

P. Bowen, Chairman