

PEREGIAN SPRINGS COUNTRY CLUB

RESIDENTS' ASSOCIATION

MINUTES

For Committee Meeting held Friday 13th May, 2016

9:00am in Gracemere Manor

1. **Attendance,** P. Bowen, Chairman; J. Davies, Secretary; B. West; S. Hill; J. Corlett, Tom Shaw.

Apology D. Gleeson, Treasurer;

Meeting opened at 9:03am

Village Finance Manager, Sharon Bateman and Village Manager, Leigh Kernovskey, joined the meeting at 9:05am

2. **Minutes of previous meeting**

Motion. The minutes of the previous meeting be accepted. Bronwyn West, seconded by Jan Corlett.

3. **Business arising from previous meeting**

The secretary drew attention to a number of ongoing actions that need to be followed up.

Cashless policy in the restaurant, how is that progressing? The Village Manager replied that at this time a suitable cash register has not been sourced.

The pool lounge chairs, a decision was not reached at the last committee meeting. After discussion about the deterioration of cushion covers on the current pool chairs, due to sunlight, Bronwyn West offered to obtain prices of new pool lounge chairs that would be more suitable.

The matter of Fire insurance cover of villa buildings when current fire alarms are not compliant with current regulations has the Body Corporate investigating the matter further (see 4.2)

Discussion then ensued on whether currently installed fire alarms were “out of date”. The Village Coordinator indicated that fire alarms have a “Use By Date” stamped on them, usually of a 10 year duration and therefore should be replaced with new compliant fire alarms. The Gracemere News front page said that if you haven’t had your fire alarms changed since your villa was built, the alarms will be out of date. Your committee recommends that you have the expiry date on your fire alarms checked and if out of date have them replaced.

In discussions it was pointed out that insurance policies do not appear to mention any necessity for fire alarms to be compliant. The Village Coordinator again stated that the Body Corps., requirements are that you keep the batteries renewed and the fire alarms renewed once their use by date expires. If residents do not comply and a fire occurs in their villa then they should be aware that they may be liable for the repairs. Residents are also reminded that they need to have their own insurance policy to cover fire damage to the contents of their villa or apartment, such policies in turn may require compliant fire alarms. Please read your policy.

The Village Manager agreed to contact the AVEO insurance contract person to obtain a definitive statement that villas which have out of date fire alarms will not be covered by the Body Corporate fire insurance policy.

The Village Manager also agreed to clarify, by the next meeting, the situation of the cashless policy for payment of expense items in the village.

4. Inward Correspondence:

- 4.1 Bob Morrison re proposed car parking at rear of Manor.
- 4.2 Body Corporate re old fire alarms still being covered by insurance .
- 4.3 Body Corporate re bin placements and retrievals over public holidays.
- 4.4 Body Corporate re Resident’s Association Committee putting out incorrect information about white ant problems in the village .
- 4.5 Body Corporate re confirmation of meeting time with PPS to discuss new contract scope.
- 4.6 Letter from Sandra Ferber re fencing for a “dog park”.
- 4.7a Letter from Ron Marshall retiring as “pool boy”
- 4.7b Letter from Body Corporate advising start dates for refurbishment and car parking upgrade.
- 4.8 Letter from Sunshine Coast Council re progress of the rates concession petition.

- 4.9 Letter from Village Coordinator requesting donation for Noosa Band.
- 4.10 Letter from Richard Andrews outlining in green his updated answers on the white ant problem.
- 4.11 Letter from Body Corporate Committee re payment for park benches thro' village

5. Outward Correspondence:

- 5.1 Letter to Body Corporate re participating in joint meeting with PPS
- 5.2 Letter to Body Corporate re situation with rubbish bins over public holidays.
- 5.3 Letter to Body Corporate re Resident's Association Committee's views on assisting the Body Corporate to deal with white ant problems in the village and also suggestions on a way forward.
- 5.4 Letter to Don Goodey re size of new village bus
- 5.5 Letter to Body Corporate re location of colourful plants
- 5.6 Letter to Jan and Fred Rose re bin placements over public holidays
- 5.7 Letter to Village Coordinator requesting ordering 2 skip bins for rubbish removal for residents

6. Business arising from Correspondence:

Ref 4.1 The Village Manager indicated that updated plans about car parking are not yet to hand, but it was understood that the original suggested layout was impractical due to the need to move a fire hydrant and bin storage area and having to reduce the number of parking spaces.

Ref 4.2, Noted and filed

Ref 4.3 Noted and filed

Ref 4.4 The committee supported the Chairman's viewpoint on the matter that the white ant problem is of major concern to all village residents and that the Resident's Association Committee would support all efforts made by the Body Corporate to seek advice from residents on solutions to affect the best treatment scheme for the village as a whole. It is understood that an extraordinary meeting of residents to discuss the white ant situation will occur in the near future. The committee hopes that all residents will attend such a meeting and present their views, to assist the Body Corporate to adopt a scheme that is in the best interest of all residents.

Ref 4.5 It is expected that the next PPS contract will mirror the current contract as it is proposed that a full time maintenance person will be appointed in the coming financial year. PPS staff will be relieved of bus driving duties and maintenance work around the village. The cost of the maintenance person will be offset by a number of budget measures.

Ref 4.6 Letter will be written in reply noting that the Body Corporate Committee will be attending to the matter.

Ref 4.7a It was resolved by the committee that Bronwyn West would attend to the purchase of a gift.

Ref 4.7b Village Manager updated the committee on her latest advice regarding the commencement of refurbishment work. When the sail is removed Aveo will provide paving around the sail's new position. Work will commence in June and be finished by December 2016. The computer room, library and gym areas will be the first to be refurbished. The Xmas in July function will not be impacted.

Steve Hill requested information on the relocation of the memorial stone and whether any updated plans were available. He was assured that he would be kept informed as work progresses and plans are finalised.

Ref 4.8 The petition regarding the stopping of pensioner rates concessions, is now moving through formal Council budget considerations. The petition to reinstate the concessions is being ably supported by the local press and politicians. An outcome should be known after June 16th

Ref 4.9 The committee agreed to support the cost of afternoon tea supplied to the band and called on residents to contribute a gold coin (\$2) donation into a box to support the band's activities.

Moved Bronwyn West, seconded Jan Corlett. Passed

Ref 4.10 Richard Andrew's clarification of responsibilities for repairs to white ant damage was welcomed by the committee. See previous discussion.

Ref 4.11 A request has been made about extra park benches around the village. This is under review.

Moved that the inwards correspondence be accepted and the outwards endorsed, B. West, seconded Jan Corlett. Passed

7. Treasurer's Report:

I know the balance in the Res/Com account at the end of April looks "healthy" at \$13,900.but please take into account cheques have been written to the value of \$1300 for May that have not touched the bank account as yet.

Just a couple of things to note:

Australia Day had a loss of \$19.62 (due to cost of lamingtons)

St. Patrick's Day had a profit of \$45.00 Anzac Day cost was \$322.95 (we allowed \$350)

Desolie Gleeson 13.5.16

The Chairman commented on the excellent result from the Mother's Day raffle and appreciated the work done by Desolie Gleeson and Bronwyn West in making it such a success.

Moved that the treasurer's report be accepted, T. Shaw, seconded B. West. Passed

Residents Association For April 2016										
Date	Cheque No	Detail	Main Account	Imprest Account	Bar Takings	Social Committee	Sundry	Bar Supplies	Bar Expenses	Petty Cash
		Balance carried forward	\$ 13,079.48	\$2,271.30						
		DEPOSITS								
01.4.16		Interest	0.36	0.01			0.37			
01.04.16		Bar Takings	263.00		263.00					
07.4.16		Bar Takings	209.40		209.40					
07.4.16		Bar Takings	407.00		407.00					
07.4.16		Raffle	114.35			\$114.35				
13.4.16		Bar Takings	560.00		560.00					
22.4.16		Bar Takings	567.35		567.35					
22.4.16		Raffle	152.00			\$152.00				
26.4.16		Raffle	110.00			\$110.00				
27.4.16		Bar Takings	657.95		657.95					
		Total receipts to 30 Apr. 2016	3,041.41	0.01	2,664.70	\$376.35	0.37			
		PAYMENTS								
07.4.16	189	Bar Supplies	824.98	824.98				824.98		
		Dan Murphys		- 743.98						
		Coles		- 81.00						
13.4.16	190	Cater Care	110.00				110.00			
		10th Anniv Bar								
15.4.16	185	Cash Chq/Wreath Anzac Day	120.00				120.00			
		Top up Petty Cash	105.60				105.60			
22.4.16	191	Bar Supplies	241.80	241.80				241.80		
		Dan Murphys		- 111.90						
		Dan MUrphys		- 120.90						
		Dan Murphys		- 9.00						
22.4.16	192	Bar Supplies	342.79	342.79				342.79		
		Coles		- 38.50						
		Coles		- 48.50						
		Dan Murphys		- 255.79						
26.4.16	193	Cash Chq Anzac Catering	98.80				98.80			
27.4.16	194	Bar Supplies	337.99	337.99				337.99		
		Dan Murphys		- 337.99						
		Total Payments to 30 Apr. 16	2,181.96				434.40	1,747.56		
		Cash Book Balance F/ward	\$ 13,079.48	Bank Reconciliation at end Apr.						
		Plus Receipts	3,041.41		Bank Balance		\$13,938.93			
					Less O/S Chqs					
		Less Expenditure	2,181.96							
		Cash Book Balance end Apr.	\$13,938.93		Cash available at end Apr.		\$13,938.93			
		Bar Report to end April.					ASSETS			
							Bank	\$13,938.93		
		Bar Receipts	\$ 2,664.70				Imprest AC	\$2,271.31		
		Opening Stock	\$ 2,656.33				SC Float	\$186.50		
		Plus Purchases	\$ 1,747.56				Bar Float	\$250.00		
		Less Closing Stock	\$ 2,586.78				Petty Cash	\$155.20		
		Cost of Sales	\$ 1,817.11				Bar Stock	\$2,656.33		
		Gross Profit & Percent	\$847.58		32%		Total	\$19,458.27		

8. Village Managers Report.

Neighbourhood disputes:-

The Village Manager would like residents to understand that when the Village Manager is in receipt of a written complaint about another resident breaching the conditions of the Personal Information Document, she must take action. When the complaint is against another resident, the Village Manager's task is to discuss the nature of the written complaint with the other resident and if the complaint cannot be resolved then there is the possibility that the matter could proceed to arbitration. In such a circumstance the complainant would then be faced with explaining in front of the other resident and the arbitrator, the nature of the complaint.

The Village Manager does not become involved in neighbourhood disputes

Refurbishment:-

Ref inwards correspondence 4.7b plus, situation re new bus. Richard Andrews the territory manager has been on leave and has not managed to put through the order for a new bus. The committee resolved to write an urgent letter to Richard Andrews requesting a definite date for the introduction of the new larger bus.

Car Parking:-

Ref inwards correspondence 4.1 and the following, the bin bay (recycling cardboard etc.,) will be relocated and replaced with extra parking, there will be no increase to the current covered parking area and Aveo are working with the Body Corporate to allocate more parking space closer to the bowling green.

Sub-finance Committee:-

In summary there has been an improvement in the current draft budget preparation in that at this time last year, with the first draft budget, there were some 60 or more questions about errors with line item expenditures, in yesterday's meeting there were questions about 4 line items.

The Village Manager felt there had been good consultation between the Body Corporate Committee, Resident's Association Committee, sub-finance and management there has been a far better relationship which has shown each group is aware of what is needed within the budget. This was to be recorded in the minutes so as the larger community of residents can understand that there is a substantial core of residents who advocate strongly for the financial interests of village residents.

Steve Hill asked the Village Manager how many villas in Lot 3 were to be included in the current budget discussions.

The Village Manager replied that her initial calculations had been based on 30 villas on the books by 01/07 however she is waiting on confirmation of the figures as it had been indicated that 16 would come on line on the 1st of July and the remainder on the 1st of September. This is to be confirmed by Tuesday next.

The Village Manager stated that the first draft budget has been based on 127 villas and 48 apartments, the current situation, and would have to be modified once the exact figure of lot 3 additions is known.

The Chairman indicated that until Aveo provide firm figures on the Lot 3 additions and timings, it is very difficult to formulate a reasonably accurate budget.

The Village Manager added, that excluding the Body Corporate sinking fund and the addition of lot 3 villas the first draft budget is looking good. The Village Manager pointed out that budgets prepared over the past 10 years for the Village had many errors included. Splits were incorrect, expenses were allocated to wrong accounts, there were errors in the limited lease apartment budgets. One example was the rates for lot 134 had been charged to the Manor GSF account for the past 10 years with no share allocated to the ILU's. None of the errors are a reflection on any past preparers of the budgets, as no management staff had stayed long enough to grasp the complexities of the full budget process.

The Village Manager has now had time to come to grips with the totality of line items in all of the various village funds and corrected, in the first draft budget, all the cumulative errors from the past 10 years. Once the 30 lot 3 villas come on line, there will be a change to the splits from the current 73/27 to 62/23 and when all Lot 3 are on line 54/20 for all shared expense line items. Any shared costs will be by lot ratio.

The Chairman commented that the monumental errors that the Village Manager had brought to light and corrected in this first draft budget probably arose because for most of the past 10 years Aveo have been picking up the deficits so nobody really cared about getting things exactly right.

Steve Hill queried what building warranties would exist at the hand over date for the new lot 3 villas. The Village Manager stated that for the first 3 months the gardens would be tended to by the developer. Normal building warranties will apply and Aveo will extend the warranty up to 10 years, for example in the case of white ants where the resident is responsible for 50% of damage and the Body Corporate 50%, then Aveo will pay that 50% up to 10 years.

The Village Manager left the meeting at 10:38am

8.1 Village Coordinator Report

Gardening & Maintenance:

- 89 maintenance requests for March/April & 11 gardening requests
- I've added an additional worksheet for office requests there is an additional 10 of these work orders
- The Manor had its monthly service of air conditioners/HVAC
- Termite inspections are under way & residents were encouraged to take advantage of pest spraying treatment also.
- Our fabulous Ron who looks after the pool has officially retired. Thanks to Ron for his commitment & care for our facilities. The gardening staff have taken over the daily maintenance for now. If this becomes too burdensome then we have a quote from Billabong to supplement this. Billabong currently attend monthly.

Resident Activities-

Street greets have been held with all the villa residents, these were well attended. Whilst there were a lot of issues and maintenance requests, there were a few ideas of note and the feedback regarding the sessions was positive. I have forwarded relevant requests to the Body Corporation for consideration such as additional signage, park benches, composting facilities etc.

To add to this was suggestions for additional activities and communications. It would be of great assistance to have some support for researching ideas and resident volunteers to help with administrations tasks such as delivering, newsletter compilation etc. Some residents have already given their names. There are often requests for fashion parades etc. from providers which if the social committee could take over could be accommodated.

I have asked the Resident's Association Committee to support a donation for the Noosa Band concert in June and would ask if they would support/assist with a morning tea for the U3A choir at the end of June.

Some ideas for volunteer help

- Buggy drivers/roster for events/happy hour etc
- New notice board/ administration
- Composting facility
- Centrelink visit to explain pension changes
- Newsletter compilation – publisher experience required perhaps the computer club could assist
- Street representatives for new residents to buddy up with

- Recycling visit by council -Trish has offered to assist with this

Social News

Anzac Day Service had excellent feedback and attendance, congratulations to the organisers.

In May we had Mother's day in the dining room & the Manor was abuzz with visitors

June is a German themed lunch on 11th June all welcome with a pre book.

Request for assistance with the Masque Ball or Christmas in July (refurb considerations)

Leigh Kersnovske

Discussion

The Village Co-ordinator reported on the "Street Greetings" indicating that there had been some useful outcomes and suggestions. The Village Coordinator mentioned to the committee that with Ailyn leaving, her task at the front counter becomes almost too difficult to contemplate. See later in General Business.

Moved that the reports be accepted, S.Hill seconded T. Shaw. Passed

9. Sub-Committees' Reports

9.1 Social Report

The Flaxton Gardens outing was a great success, there were 51 residents who attended, we all had a great day.

The next Outing will be on the 18th of June at the Pool Café for dinner. The cost will be \$30 for a two course meal. Details will be on a flyer soon.

We will then return to the Manor bar.

My work organizing is made a lot easier by the great help I get from Bronwyn West and Desolie Gleeson,

Thank you

Ray Larke

08/05/2016

Discussion

It was generally considered, that with such a fine day, the Flaxton Gardens trip was a success.

9.2 Maintenance

- The skips were delivered on 22nd April, 2016 and once again were well utilised. Hopefully, in October the RA committee will organise this to happen again as it is a great way for all residents to dispose of unwanted items.
- The new BBQ cleaning items were well received for the volunteers who clean the bbq's at the end of each month.
- The Body Corporate Committee invited Brendan Wulf and Dan from "Dig It" also, myself to discuss and quote an upgrade to the centre roundabout fountain garden.

Bronwyn West

Discussion

It was moved by B. West and seconded by J. Corlett that a farewell gift be organised for Ailyn.

9.3 Manor

Judy Wrigley has taken over Beth Sarsfield's volunteer efforts to continue with the Mystery Tours for Village residents. Judy's first mystery tour will take place on Tuesday 17th of May, places on the bus have filled quickly.

Sales have advised that currently there are no unsold serviced apartments.

The local Council has advised that the petition submitted on behalf of the village, demanding that the Council reinstate rates concessions removed from residents moving into leased apartments and villas, is being considered by Council in current budget discussions and a result should be known after 16th of June.

A Manor resident has raised concerns about upcoming arrangements for expanding a car parking area behind (to the North) of the Manor.

The Manor residents are often spoilt with extra morning-tea goodies. Last week it was some very tasty muffins cooked and handed around by Gloria Nunn of villa 113. The Manor residents who went shopping on the bus that morning are unaware of the treat they missed, thank you Gloria.

JD 10/05

9.4 Commemorations

Anzac Day Service

First, I would like to say thank you to Gloria for the forethought to make more sandwiches and scones for the service, we catered for 105 people, but we ended up with more than 140, and thanks to Gloria we were not embarrassed.

I know there were lots of people who made the service possible, but Gemma and Lachlan the students from St Andrews did convey the feeling of Anzac day, and not forgetting Elton, with a poem about the after effects of war, it really did make a point.

Bowls Day

Secondly, I would also like to express our thanks to AVEO sales for the super morning tea they provided at the recent bowls match between Halcyon Landing and PSCC, and again thanks to everyone who helped to make a really nice day.

Thanks to Noel, Diane for providing the sausages for the sausages sizzle it really was a nice idea .

Tom Shaw.

9.5 Activities

AQUAROBICS

Unfortunately for the very keen water babies the aqua classes run by Linda and Deb have finished for the winter. Instead Deb is running a keep fit class at the Manor at the same time as her aqua class, which is 2.30pm on Tuesdays. Linda will also be running a fitness class on a Friday morning starting sometime in July, the date has yet to be confirmed.

MODERN MUSIC VIDEO CLIPS

This is a new activity which began in April and has a small but keen following. It meets each Monday at 2pm in the theatre, and shows live performances on DVD of modern musicians such as Rod Stewart and The Bee Gees.

PUNTER'S CLUB

Another new activity which has 16 interested punters all vying for pride of place by making a profit on their selections. if a profit is made the lucky punter has another go the following week. All are carefully studying form.

Many of the Punter's Club, and other residents, enjoyed a Day at the Races last month, thanks to Terry Gleeson and Keith Van Rangelrooy. It was such a success that another has been arranged for Sunday 15th May.

BOWLS

Thanks to the encouragement of Tom Shaw and John Weedon, and training from Lola Bell, there is now a regular group of ladies who play on both Thursday and Sunday afternoons. This is proving to be a great social activity too, as the Bar opens after each session!

All of the other well established activities, see the monthly calendar, continue to go from strength to strength as we welcome new residents to the Village. It is very pleasing that new residents feel encouraged and welcomed to join in and make new friends.

Our thanks go to the co-ordinators of each of the many activities who give freely of their time.

Jan Corlett

Bar Report

Average attendance on Tues evenings was 30 and on Fri was 43 (this was influenced by end of month BBQ attendance of 50).

No special functions for the month.

Beer of the month was Heineken and this will be the beer for May also. We also have Guinness which could be very popular as the weather cools.

A new wine (Pinot Grigio) was introduced and is very popular.

Bar normally open for Happy Hour on Tues and Fri evenings but can be open at other times by request (eg Wed ni for snooker, Thurs and Sun afternoons after bowls)

During the month we banked almost \$3,000 of which nearly \$1,200 was profit.

A recent visit to Flaxton Gardens highlighted just how good our prices are!!!!!! (Ask Frank Gava)

We promote responsible drinking.....John W

The Village Coordinator left the meeting 11:34am

10. General Business

The committee deliberated at length a number of suggestions to overcome the situation of the Village Co-ordinator requiring help with resident's queries over the front counter once Ailyn leaves. It was decided that a special committee meeting will be held at 9:00am on Friday 27th of May to arrange offers of help to assist with the management of the front counter area. In particular, mention was made of the army of volunteers who assist staff in hospitals and whether something similar could be adopted in our village. If residents have ideas on how they may be able to assist or have time to volunteer, please contact a committee member, not the office please, as they are already overwhelmed. Steve Hill mentioned that something similar to a concierge service might be envisioned.

Date and time of next meeting, Friday June 10th 2016 at 9.00 AM

Date and time of next QGM, Tuesday June 14th 2016 at 2:00pm

Signed

Signed

Chairman

Secretary

Date

Date