

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

**Committee Meeting, Tuesday, 19th August, 2025, 9.15 a.m. Meeting Room,
The Manor**

MINUTES

Meeting opened at 8.55 a.m.

1. Attendance and Apologies

John Parsons (Chair), Robyn Palmer (Treasurer), Sharon Jack (Secretary), Committee Members, Bob Jack, Brian Palmer, John Davies, Ray Larke.

No apologies.

Definition:

"The Committee" means: The Residents Association Committee.

The Chair, John Parsons, welcomed two newly elected members, John Davies and Ray Larke to the Committee.

2. Confirmation of previous Minutes

Secretary, Sharon Jack moved that the previous Minutes of 17th June be accepted.
Seconded by Brian Palmer.

3. Present by Invitation

Proposal to Foster Community Engagement Among New Residents

Sam Denny and Sue Barden, Social Sub-Committee Joint Co-Ordinator's arrived at 9.15 a.m. and addressed the meeting via their Proposal to foster Community Engagement Among New Residents and left the meeting at 9.35 a.m.

Refer to Attachment 1 for Proposal to Foster Community Engagement Among New Residents.

The Committee approved the Joint Co-ordinators proposal to invite new residents to the next Event on Wednesday 17th September as a one off exercise. The cost for new residents attending the event will be subsidised by the RAC. Sue and Sam are to submit their Plan on how this will be implemented.

Community Manager's Report

Community Manager (CM), Cosimo Ronconi arrived at 9.40 a.m. and addressed the meeting, via CM's report, and left the meeting at 10.40 a.m.

Refer to Attachment 2 for Community Managers Report.

Chair, John Parsons:

Budget Update:

Is it your intent to have a discussion with FAP and the BCC before releasing the draft to the residents. CM, absolutely.

Quantity Surveyor Reports

Is there an opportunity for the FAP and BCC to have input to the Quantity Surveyors Report. CM, yes.

Bob Jack:

Enquired when the Power Points are going to be installed for the outdoor heaters under the sail. CM to follow up on this.

Bob is proposing to purchase a Trolley for the Bar, but has nowhere to store it at the Bar. Bob will modify the Trolley to transport bags of bottles to the recycle bin. When the bags are full they are too heavy for the bar volunteers to carry. Bob asked CM, Cosimo Ronconi if he could store the Trolley near the Kitchen entrance. CM, approved the location for storage of the trolley.

4. Business arising from previous Minutes

4.1 Cancellation of Merchant Facility

Secretary, Sharon Jack advised Cancellation of Merchant Facility is now finalised and the CBA reimbursed the RAC for \$196.00 in monthly fees.

5. Correspondence IN

Sandra and Terry Murphy re Christmas Lights– Refer to Attachment 3.

Julie Dong CBA re Cancellation of Merchant Facility – Refer to Attachment 4.

Treasurer, Robyn Palmer, moved that the inward correspondence be accepted.
Seconded by John Davies

Correspondence OUT

Thankyou Sandra and Terry Murphy

6. Treasurer's Report for JULY 2025

The bar takings are down this month as there were no special events or raffle nights for July. Bar Stocktake is high as extra stock was purchased in early July to cover the period while Bob was on holidays.

The amount of the Lucky Draw wines is incorrect for the month as too many were entered. There should have been 5 bottles posted into the Eposnow system, this will be corrected in August. Refer to Attachment 5 for Financial Statement.

Ray Larke moved that the Treasurers Reports be accepted.
Seconded by John Davies

7. Sub-Committee Reports

Bob Jack – Bar Co-ordinator.

Refer to Attachment 6

Sam Denny and Sue Barden – Joint Social Co-ordinators

Refer to Attachment 7.

Proposals for discussion

The Proposals for Champagne for Christmas lunch and April Garden Party 2026 will be tabled and discussed at our next meeting on the 16 September.

Proposal Concept Stage

The Committee approved Bob Jack to liaise with all Stakeholders regarding Proposal from Brenda Langmaid for an Arts and Crafts Fair.

Meet and Greet

No Report. No new arrivals in July.

8. New Business

8.1 Master Calendar Management

The RAC has a Calendar for their Events, but it is not a Master Calendar for everything going on in the village – not the full picture.

The CM manages the village and everything that goes on in the village is listed on the Calendar in the Aveo monthly Newsletter, but it is not the full picture.

So how do we make it better to avoid upsetting residents saying you've scheduled something on this day and now I can't have my activity.

If Isabelle and Rae had access to the full picture they could put the Calendar on the screen around the corner from Reception, this would eliminate doubling up on Events.

If people want to book an Event it has to go through one person either Isabelle or Rae.

The RAC will provide details of their Events for Isabell or Rae to update the Calendar.

8.2 Handbook

The Handbook is difficult to update after it has been issued to new residents. Secretary, Sharon Jack advised the Committee she will meet with the Meet and Greet team to suggest a different system for the team to consider, for example, an Information Sheet is given to the new residents. Further detailed information would be on a Directory in a Display Box positioned on the wall outside the Hairdressing Salon. The Directory could be easily updated by replacing amended pages.

Bob Jack to obtain a quote from the Men's Shed to make a Display Box.

8.3 Serviced Apartments Forum

CM. Cosimo Ronconi reported re-establishment of the Serviced Apartments Forum is going well.

8.4 Finance Advisory Panel

The Residents Association Committee accepted the nominations of the following people to serve on the RAC's inaugural Finance Advisory Panel. The nominations were:

- Richard Fullford
- John Davies
- Romney Newman
- John Parsons (Convenor)

The FAP looks forward to working constructively with Aveo Management on Budget and Finance matters over the coming year to deliver fair and reasonable outcomes for all residents.

The FAP replaces the old Finance Sub-committee.

8.5 RAC Constitution Review

Chair, John Parsons advised they will not be changing the entire constitution, only the areas that matter. The areas of focus are;

- a) Quorum required for QGM and AGM-
 - a. Change the Quorum for AGM from 35% to 25% and the QGM from 25% to 20% of the village population.
- b) Terms of office bearers for both executive and ordinary committee members.
 - a. Executive, Chair and Treasurer 3 year terms.
- c) Custody and management of constitution amendments

Chair John Parsons, would like to present their recommendations to the RAC meeting in September for their endorsement and to the residents at the QGM in October for general discussion and then for a special resolution to vote on the amendments at the QGM in February next year

8.6 Smart TV for The Manor

The Chair reported that in collaboration with Trevor Davis and the CM, that a specification data sheet had been prepared and sent to Aveo IT specialists for comment before purchasing and installing the new TV. In summary it will be an 85 inch 4K smart Tv with Karaoke function, a good sound system and have both Foxtel and free to air TV channels.

The location will be above the table on the wall outside the theatre.

9. Other Business

9.1 Skip Bins

Secretary, Sharon Jack submitted a Quote of \$980.00 from Superior Skip Bins for an 8 m³ D Skip Bin. It will be the same as last year with a Door. For 10 days commencing 17th October to the 27th October.

John Davies moved that we accept the Quote from Superior Skip Bins.

Seconded by Ray Larke.

9.2 ARQRV Rescom Meeting 27th August, 2025.

Brian Palmer will be attending the ARQRV Rescom Zoom Meeting on the 27th August and will provide a report to the Committee.

9.3 Solar – Aveo Manor roof top Solar

Aveo have progressed this project to the stage of being ready to present the proposal to residents. (a briefing for the RAC and Body Corp committees was conducted following the meeting on Tuesday). There were a number of questions raised at the briefing but overall residents would see a small reduction in their levies for reduced electricity charges. More information will be coming from Aveo Management in the next few weeks.

Meeting closed at 11.09 a.m.

Next General Meeting Tuesday, 19th September, 2025.

ATTACHMENT 1 – SOCIAL SUB-COMMITTEE JOINT CO-ORDINATORS

Proposal to Foster Community Engagement Among New Residents

Sue Barden & Sam Denny

As we have observed, attendance at our events has decreased over the past year. To address this trend and enhance our community spirit, we have come up with an initiative that we believe will have a positive impact.

We propose that at several events throughout the year we offer encouragement to new residents to attend. Each event would feature a designated table of eight guests invited at no cost, allowing them to enjoy a meal while getting acquainted with our community. Although the food will be complimentary, attendees will still have the option to purchase drinks from the bar, helping to offset the catering expenses.

In addition, we suggest hosting a special happy hour for new residents on Tuesdays, perhaps monthly, where they will be offered one complimentary drink. This event, which could accommodate a small group of ten newcomers, would be organized by us in collaboration with members of the Resident Association Committee (RAC) and the meet and greet team. We can schedule this gathering at 3:30 pm or at the start of Happy Hour to maximize participation.

This initiative would create a welcoming environment for new residents, allowing them to meet others in similar situations and build connections within our community.

By implementing this dual approach, we aim to not only increase attendance at our Happy Hours and events but also strengthen our sense of community, creating a win-win situation for everyone involved.

ATTACHMENT 2 - COMMUNITY MANAGERS REPORT

1. 2025/26 Budget Update

Following our recent communication regarding the budgets for the 2025/26 financial year, Aveo has advised that an interim budget pack will be distributed to all residents.

This draft pack will be released ahead of finalisation to provide early visibility of the proposed budgets and allow residents time for review and feedback. The interim nature of the document reflects ongoing work to align the budgets with the new Queensland regulations.

To support transparency and engagement, information sessions will be scheduled to offer residents an opportunity to ask questions and seek clarification before the final budgets are issued.

2. Quantity Surveyor Reports

We have received revised Quantity Surveyor Reports from Napier and Blakeley. These updated reports are now fully aligned with the requirements of both the Maintenance Reserve Funds and the Body Corporate Sinking Fund for the 2025/26 financial year.

3. The Springs Restaurant – POS System Upgrade

A new Point-of-Sale (POS) system has been installed at The Springs Restaurant and will be commissioned in the coming weeks.

Key benefits of the new system include:

- Residents in Independent Living Units can pay by credit card or charge meals to their levy accounts.
- All new menus and personal dietary requirements will be integrated.
- Improved access to service reports, billing accuracy, and overall system efficiency.

4. Garden Mulch Availability

Two piles of mulch, created from the recent annual tree lopping, are currently located outside the Community Centre. The gardening team has begun distributing the mulch throughout the front gardens.

Residents are welcome to help themselves to the mulch for use in their own gardens.

5. Community Solar Proposal – Special Meeting

All members of the RAC and Body Corporate Committees have been invited to a special meeting with Aveo representatives to discuss the Community Solar Proposal.

Date: Tuesday, 19 August

Time: 2:00 PM

6. Annual Termite & Pest Inspection

Notices have been issued for the Annual Termite and Timber Pest Inspections, a service covered by the General Services Fund.

- The inspections will be carried out by Flick.
- Residents may request optional general pest control during the inspection at a special discounted rate (resident cost).
- A special pest control rate has also been negotiated for residents in Serviced Apartments, following discussions at a previous meeting.

- Flick also monitors and maintains termite stations around all units and Manor buildings. This service is included in the Body Corporate levies.

ATTACHMENT 3 – Correspondence IN

Good afternoon Sharon,

We thought it would be great to see the villas and units in the Manor in the Christmas spirit.

The RAC could hold a competition for the best decorated Villas and Units (balconies)

We would be happy to donate 6 bottles of Prosecco for the competition,

We know a number of the residents decorate for Christmas so it would be great to see most of the village get in the spirit.

Just to clarify perhaps a bottle for the best Manor unit balcony and the rest spread over the village villas.

Residents who are not mobile enough could be driven in the Aveo carts around the village to see the decorations as well.

Also Cosi, Isabelle and Rae could be the judges.

Sandra & Terry Murphy

ATTACHMENT 4 – Correspondence IN

Hi Sharon,

The refund request for \$196 has been approved and you should be expecting that into your account.

I sincerely apologise for the experience you have had and really appreciate your patience and cooperation.

Kind regards,



Julie Dong

Business Banking Associate

Business Banking Services

Email Julie.Dong@cba.com.au

ATTACHMENT 5 – FINANCIAL REPORT – TREASURER ROBYN PALMER

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT - JULY 2025		
DETAIL	MAIN ACCOUNT	IMPREST ACCOUNT
Balance Brought Fwd	\$20,896.40	\$3,000.50
REVENUE		
Eftpos	3,062.96	
Cash	1,257.00	
J Weeden/Transfer Bowls Lunch payment	900.00	
FREE OF CHARGE		
Birthday Cards	24.00	
Lucky Draw Wines	182.00	
TOTAL RECEIPTS	5,425.96	0.00
PAYMENTS		
CBA - Merchant Fee - Refund from Bank	-196.00	
EPOSNOW	145.20	
Bar Purchases - Stock	2,904.80	
Library Books	122.00	
Sue Barden/Microsoft renewal	179.00	
Aveo Morning Tea/Dinner/Bowls Club lunch	1,994.68	
Bunnings/Officeworks	13.33	
Liquor Licence	805.90	
Promotion Lucky Draw - Tuesday nights	182.00	
Promotion - Birthday Card Free Drinks	24.00	
RSA Course/B Palmer	28.49	
Darrin Leigh/Performer for September	250.00	
S Jack/CBA Malwarebytes.com	59.99	
TOTAL PAYMENTS	6,513.39	0
Balance at 1 July 2025	20,896.40	3,000.50
Plus Receipts	5,425.96	
Less Expenses	-6,513.39	
CLOSING BALANCE	19,808.97	3,000.50
ASSETS		
Main Account	19,808.97	
Imprest Account	3,000.50	
Bar Float	250.00	
Bar Stock	5,327.05	
TOTAL ASSETS	28,386.52	

ATTACHMENT 6 - BAR CO-ORDINATORS REPORT – BOB JACK

BAR CO-ORDINATORS REPORT – BOB JACK

This Report is a transitional Report as Kerry was the Bar Co-ordinator for part of July and kindly offered to manage the Bar whilst I was away on holidays.

I will cover the financials and resident's attendance to Happy Hour in August's Report when I have time to catch up.

I will take this opportunity to thank Kerry for his hard work and dedication to ensuring the Bar functioned seamlessly through bar fridge failures, bar refurbishment and Eposnow installation and administration.

Kerry and I will still be working closely going forward.

ATTACHMENT 7 - SOCIAL SUB-COMMITTEE JOINT COORDINATORS

Event Coordinators report to RAC August 2025

This is the first report from Sue Barden and Sam Denny elected as Event Co- coordinators at July AGM. We are working closely together, have planned out the year, and our roles for each event (see attached). We are very aware of the survey results in this planning. We have also started the draft master calendar for 2026 (see attached). This may have some changes over time, and we will ensure these are communicated to RAC. Events for the next few months are in various stages of planning, getting quotes, proposals to RAC etc. We are working on a sheet to keep track of this so RAC can see what to expect for meetings. Our request for more volunteers has not produced a rush, three names have been added to a contact list, so we need to keep encouraging more helpers.

Recent events

No events since last report.

Bus Boat Noosa River Tues Aug 26th

Ray Larke continues in his role for bus trips and will be joined on the trips by Geoff Barden so we might expect a singalong at least from these two. The organization for this is well underway with 37 people registered. We are trying a different bus company given this is a shorter trip and CDC buses are based in Tewantin. There was a substantial difference in quotes, and this gives us the opportunity to see what we prefer and where we get value for money.

Next Event Pizza Night Wed Sept 17th

The popular Daddows Pizzas will be back to serve their delicious wood-fired pizzas with entertainment by Darrin Leigh who, as said in previous reports, has experience of playing to retirement villages and we expect it will be another great night. This has been approved by RAC and a flyer prepared to start advertising.

Proposals for discussion at this meeting

Encouraging new residents to events (see attached)

Xmas Lunch Wed Dec 3rd has been approved but we request glass of champagne on entry. We have approached some of our own singers to provide some carol singing at the lunch and we think at this early stage of chatting about it we have a small choir.

April Garden Party. This was Sam, Hazel and Denny's proposal for a bocce and mini games Spring Carnival which now needs approval for later date in April as no date was suitable this year (see attached)

Other Future events

Melbourne Cup Tues Nov 4th Planning underway with Judy Wrigley as Event organizer helped by Sam Denny – proposal to RAC Sept meeting.

Remembrance Day, Nov 11th The Commemorations Committee will be meeting with Sam early September. Quotes for the wreath and morning tea will be updated and any other matters will be prepared for Sept Meeting.

Bus trip Xmas shopping to North Lakes Mall Tues Nov 18th. A proposal for this will be prepared for Sept Meeting. We are obtaining quotes for a bigger bus as we anticipate interest in this.

New Years Eve. This proposal has been approved by RAC.

Proposal at concept stage

A resident, Brenda Langmaid, has asked us to consider an idea she thinks there is interest for within the village, an Arts and Crafts fair with goods for sale provided by our resident artists, cooks, and artisans. This could be launched with an afternoon or evening soiree followed next day with a sale day. The detail and how willing she is to be Event Organiser needs to be explored further with Brenda, but it is important to get RACs thoughts before proceeding.