

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

Quarterly General Meeting

Meeting opened at 2.03 p.m., Tuesday, 21st October, 2025, at The Manor

MINUTES

1. Attendance and Apologies

There were 60 residents in attendance and 9 apologies.

Apologies

Community Manager, Cosimo Ronconi (on leave)

2. Confirmation of the Previous Minutes

Sheila Hooper V140. moved that the minutes of the previous meeting be accepted.
Seconded by Bronwyn Kennedy V179.

3. Business Arising from Previous Minutes

No business arising from previous Minutes.

4. Community Manager's Report: Isabelle Jones

Assistant Community Manager, Isabelle Jones, presented the Community Manager's Report on behalf of CM, Cosimo Ronconi, on leave.

Refer to Attachment 1 for the Community Managers Report.

5. Treasurer's Report - Robyn Palmer V68

Bar Revenue for September is higher than the previous two months with this being due to a Pizza Night held this month and being well attended with a profit of \$123.71.

In August a boat trip was held on the Noosa River which was enjoyed by 37 residents.

The balance of the bank account at the start of July was \$23,896.90 and this has increased to \$26,446.50 at the end of September.

The Total Assets at the end of the Quarter are \$30,968.11.

Refer to Attachment 2 for Financial Statement.

6. Body Corporate Report – Presented by Secretary, Cheryl Hodges V105

Firstly, my apologies for not being able to present this report in person and my thanks to Cheryl for standing in.

I appreciate the opportunity to present this report at the RAC, QGM.

This is a brief report on a couple of relevant issues which have come to the attention of the Body Corporate Committee.

The first one is that I am pleased to report that Hedge have been awarded the Village Gardening contract. We don't know the contract details at the moment, other than business as usual, but I am sure that Cosi, on his return, will be able to provide them.

Secondly, I have been in contact with Lee-Anne Olin, our Regional Manager, regarding the overnight Service Co-ordinator and where those residents who have "opted out" of the service stand as the Lock Boxes have yet to be installed at those Villas. My concern was whether those residents would be charged the \$250.00 if the overnight service co-ordinator would have to let the ambos into the resident's villa. Her response was as follows:

"Apologies that this has not been actioned, I am working with Isabelle to get this sorted and lock boxes installed as soon as possible, (at Aveo's expense). In the meantime if there is an emergency after hours then we will have EEVI call the onsite service coordinator and there will be no charge to the resident. We will also advise EEVI that there are currently no lock boxes and to call the onsite number."

Jan Corlett, Chair Body Corporate Committee

Correction – Cheryl Hodges, Secretary, BCC

It was incorrect of me following the AGM to ask in the BCC October Newsletter Report for any Lot Owner who would like to fill vacancies on the BCC to contact me!

A resident did ring me & when I followed up on the correct procedure, I quote the following statement taken from the BC Legislation document -

"The number of committee members a body corporate has for the whole year is determined at each annual general meeting. Throughout the year, the body corporate cannot increase or decrease its numbers on the committee. For example, if 6 people were elected to the committee at the last annual general meeting the body corporate must ensure it keeps 6 members for the whole year."

7. Reports from Sub-Committees and Working Groups

Refer to Attachment 3 for Sub-Committee Reports

Bar Coordinator – Bob Jack V186

Joint Social Coordinators – Sue Barden V50 and Sam Denny V142.

Meet and Greet – Bronwyn Kennedy V179 – No Report. No new residents July, August, September.

8. Reports from Activity Groups

Chair, John Parsons gave details of the forthcoming Breast Cancer Raffle on behalf of the Marjorie Vandenhurk and the Knitting and Craft Ladies.

Raffle tickets will be on sale this Friday during Happy Hour (cash only). The Raffle will be drawn during the biggest Morning Tea on Wednesday 29th October.

1. Bowls – Tom Shaw V106 and John Weeden V4

Here is the report for the Bowls section, over the winter and the start of spring, we have only lost one playing Sunday in the last ten weeks, but our playing Nos haven't improved. The best Sunday was 19 players but overall the average was only 14.

The good news was the annual Bare foot bowls day in aid of Men's Prostate Cancer, on Thursday 9th Oct. with a full Bowling green of entries, and a sausage sizzle before the B.F.B. competition, with all the NEW and experienced players having a really fun afternoon, followed by a trip to the bar for the winners presentation, but really everybody was a winner, It was good day.

And, I am happy to say that we raised \$540 for Prostate Cancer.

Anyway back to Sunday and Thursday bowls, the only regret John and I have is over player Nos., so if you are interested in playing bowls, or want to learn to play bowls, come along to the bowling green at 1.30 pm on Thursday we can supply bowls to start you off and you will be very welcome, So put your name & unit No on the bowls sign on sheet which can be found in the library.
Kind Regards John Weeden, Tom Shaw

2. Computer Club – Trevor Davis

Trevor on holidays. No Report.

3. Bocce/Pétanque Court – Sam Denny V142

The Pétanque / Bocce court is open to play 9am to 12md and 3pm to 7pm every day. You can play with friends, neighbours, visitors, and family within these times. There is a container under the BBQ with both sets of boules for pétanque and for bocce and simple rules on how to play and score. There is a scoreboard with blue and red pegs to keep score for each team. If playing with three players use the notebook to keep score. Please take a set of rules home to read. We now have baskets with handles marked in blue and red that can hang on the fence. For safety reasons using these means there is less handling of the boules when getting on and off the court, keeping hands free to hold the handrail. There is a regular session on Mondays at 3pm and anyone is welcome to join us or just to watch.

If you would like me to show you how to get started, please call me 0450455535 or email me at sam@samdenny.com

4. Ladies Snooker – Cheryl Botha SA222

Cheryl invited residents, especially newcomers or those with limited time, to join Ladies Snooker on Tuesdays and Saturdays from 1:30–3:30pm. The group, was coached in the past by a Men's Trophy winner. They enjoy a friendly and supportive atmosphere, helping new players learn the etiquette of the game. Special thanks were given to Steve, this year's Men's Trophy winner, as well as Theo, Bill, Dave and Arnold for their ongoing support and maintenance of the snooker tables. Cheryl acknowledged Gwenda (92) for her inspiring participation and Arlene and others for their enthusiastic watching and being a cheer squad.

Interested ladies are encouraged to come along, watch, and experience the camaraderie.

Cheryl will be away this Saturday, Helen will collect names and phone numbers of interested players.

Cheryl also mentioned that many of the same ladies (and one gentleman, Stan Pitkin) play Table Tennis on Tuesdays and Fridays, 10–11am, and new players are very welcome. Thanks were extended to Steve for joining a recent session.

5. Men's Snooker – Arnold Vandenhurk V114

The final of the Snooker Competition between John Parsons and Steve Jacobson was played on Thursday 25th September. Steve Jacobson being the ultimate winner of the final.

The Presentation of the Trophy will take place early November. The exact date will appear in the November Newsletter. Just to remind you that the cloth and cushions of the Snooker Table have been renewed at a cost of well over \$2000. All players please take the utmost care. Avoid striking the Cue Ball too low, thus preventing any scuff marks on the new cloth.

On behalf of the Snooker Fraternity
Arnold Vandenhurk.

6. The Manor Book & Movie Club – Trish Kelly V126

Our readers and viewers have had a very interesting year having read 10 books and watched at least 10 movies. The annual special catered Saturday Movie for November for our loyal watchers will be on Saturday 8th November when the lovely Anne Marshall will be creating some luscious nibbles to go with our bubbles (courtesy of Cosi). We will be asking for a gold coin donation on this special occasion. The Movie is called "Toast" so we will be having bubbles and toast.

The Book Club end of year function will be on Friday 5th December here in the Manor where we will choose the best book for 2025.
Happy Reading and watching. Trish Kelly



TOAST

7. Bus Trips – Ray Larke V94

Ray announced the next Bus trip is on Tuesday 18th November to Northlakes to do your Christmas Shopping. The Bus leaves at 10.00 a.m.. You must be in front of The Manor for pick up by 9.45 at the latest. It is very cheap \$20. Payment is on 7th November. This is the last trip I am organising until February next year.

8. The Diners Club – Anne Marshall V152

The Diners Club has enjoyed three lunches, since last reported, Ra , the Sri Lankan restaurant at Sunshine Beach, served a huge variety of tasty curry dishes and was very satisfying , the Copperhead Restaurant and Brewery , at Coolum, lived up to its advertising claim of delicious Gourmet Food and Artisan Brewery , and Sum Yung Guys delighted us with delicious Thai curries on their terrace. For our next and last lunch of the year, it will be at the Loose Goose, Twin Waters, on Wednesday, 26 November at 12-00 noon. The bus will be available for those who need it If anyone would like to join the Diners Club, please contact me on 0418 858 864.

Merci beaucoup et Bon Appetit, Anne Marshall

9. Aqua Aerobics and Exercise Classes – Jackie Wearne V108

Aqua Aerobics is back on for the Summer season Mondays at 10am & Fridays 9.30am we all enjoyed our first class for the season.

Exercise class is continuing in the manor Wednesdays at 10.30am the aim is to keep moving at our best we enjoy exercises from sitting & standing & also helps with socialising with fellow residents.

10. Community Kitchen – Diane Giles V89

As Kitchen Co-ordinator, I have completed a stocktake of everything, and it is very disappointing at the number of items that are missing from the kitchen, which the RAC had generously purchased.

If you wish to borrow any items from the kitchen there is a book on the bench please fill in the details of what you are borrowing.

If you wish to use the kitchen for a function, ring me so that I can book it for you as this will prevent the possibility of double bookings.

My phone number is 0416105690.

It is also disappointing that at least 2—3 times a week there are coffee cups, glasses and some dishes being left in the sink and on the drainer unwashed, and I am having to clean up after other people.



IF YOU USE THE KITCHEN WASH WHAT YOU HAVE USED , PUT AWAY, AND WIPE DOWN BENCH.

8. Chair's Report: John Parsons V141

Skip Bins

Chair, John Parsons, advised that Bob Jack sent out a note yesterday about Skip Bins. Please take notice of what Bob said and don't scrounge in the Skip Bins, or if you know of people who do, tell them to stop. Also, don't put waste in the Skip Bin that shouldn't be in the Skip Bin. There are bins outside, put that waste in those bins.

Geoff Barden V50 – Also make sure that Bob is not in the Skip Bin when you throw something in it, which has happened.

Residents then raised their concerns about how waste was being disposed of in the Bins. Cardboard cartons and packaging is not being compressed and people seem to be confused about what waste goes into a Recycle Bin and the normal Bin.

Chair, John Parsons asked Isabelle to address this issue in the monthly Newsletter and perhaps put notices in the Garbage Bin enclosures.

Harassment by Youths on e-Bikes

Residents reported harassment by youths on e-bikes during school holidays. Refer to Email from Lee-Anne Olin, Regional Operations Manager, Attachment 4. The takeaway from this correspondence is that any resident initiated actions would need to be funded by the residents, e.g., security patrols or cc TV surveillance.

Chair, John Parsons, opened the floor for suggestions. Bronwyn Kennedy V179 suggested closing the gates during school holidays. Richard Fullford V62 responded, this would be difficult because of our village set up has lots of people who are not residents entering and exiting the village daily such as, Coles deliveries, Blue Care, Rubbish trucks, etc. Geoff Barden V50 said he was talking to Senior Sergeant Parker and he said the Police were increasing their patrols for these e-bikes.

This is a Community problem and it is not just happening to us.

John Hooper V140, we've got to accept this behaviour. It is a changing world we live in.

Chair, John Parsons advised, Stay safe. Do not confront them. Do not aggravate them. If you feel unsafe, call 000. Always have your phone with you. Call Reception.

Manor Roof Top Solar Project

Refer to Email from Julie Andrews, State Manager – Operations, Attachment 5.

Chair, John Parsons opened the floor for discussions.

John Davies SA204 -1st point,

As the chair outlined in his talk, there is to be a small capital cost in the installation of the solar cells at Peregrine Springs to cover management costs, but they would be offset to a small extent, if installed early in January, by savings in the current village budgeted amount for the annual cost of village electricity.

In the second point, it was mentioned that the savings estimated by Aveo to be made from the installation of solar cells, included an estimate for annual maintenance costs.

George West V133

Raised the issue of who will pay for the ongoing maintenance costs of the system in future years and ultimately replacement of components, and will the proposed savings continue into the future. The Chair acknowledged that these were relevant questions which should be raised when Aveo present their detailed proposal to a meeting of residents before a vote at the special resolution.

Bronwyn Kennedy V179

Will it heat the pool. Chair, John Parsons responded – No. The Chair advised that it was discussed but excluded from the scope of the project as it was too large (expensive) to fund.

So, we pay for the common area electricity charges. And this project will ultimately result in having less electricity being purchased to run the common area systems, e.g., HVAC systems, kitchen fridges, pool recirculating pump, manor elevator, and will be generating electricity from the rooftop system. Hence, we will save potentially about \$2/month/unit in year 1 and up to about \$4 per month/unit in subsequent years, that is according to Aveo.

Aveo will provide further information to residents ahead of a vote via a special resolution. It is unclear when this would happen.

Amendments to the Constitution

For those of you who didn't read my article in the Newsletter, you will be bored. But I am going to reread some of it. Now and again, constitutions and other guiding documents for parliaments bodies, committees, groups, etc., require some sort of review and are just reviewed to see whether they are still fit for purpose or they need to be adopted or adapted, modified in any shape or form.

If they are needed to be adopted or adapted in any shape or form, such is the case for our residents committee Constitution, and in fact there have already been 4 amendments to the current Constitution, so it's not as though we are trying to do something new. And in fact, our Constitution was last amended as recently as 2023. And by and large the reviews or amendments have been relatively minor. We are not throwing the baby out with the bath water. Most of it works.

We just need to ensure it is fit for purpose and continues to be so. With that in mind, and with your agreement, I set about forming a little working group to review the current constitution and that working group consisted of Ray Larke, Archie Kennedy, George West and myself. We met quite a few times to review the constitution and recommend any changes. We are now at the stage that we would like to put to you at the QGM in February next year, 3 amendments for your consideration and your vote or your endorsement. There will be 3 amendments for your consideration. We are proposing 4 changes but only three amendments.

The First Amendment is one of a word change to clause 3.1 and it's about removing a little ambiguity in the current constitution where it's not immediately clear that there's only one vote per accommodation unit. So, people understand what I mean. If it's a single person in an apartment upstairs or a single person in an ILU, that single person has that single vote, is as important as a couple in an apartment or a couple in an ILU. So, if you've got two people in an ILU, you don't get two votes, you get one vote. This proposed amendment simply confirms that, removes any ambiguity. So I think that's not a big change

The next amendment relates to the quorum required for the AGM and the QGM. As you know, to vote on anything, whether it is an amendment or anything that requires a vote, requires a quorum. So, a minimum number of people at a meeting who are entitled to cast a vote. Sadly, in this village and most other villages, the number of attendees who attend meetings such as this or the AGM are dwindling. And because of our demographic, we are getting older and can't be bothered attending or we have actually served our time on committees and other things, we don't need to do it again, we are proposing to reduce the threshold for the AGM and QGM. The AGM quorum from 35% of eligible residents down to 30%, which is sort of about 17 people fewer, which is not a lot, and the QGM from 25% down to 20%, so a similar sort of number. We don't believe that is a groundbreaking amendment. But, we believe it is a bit more practical and reflects really the number of people who are attending these meetings who are interested in casting a vote. And remember you can cast a vote by postal vote. You don't have to actually come here and vote. So, they are the two amendments relating to the Quorum. I think they are reasonably straight forward and would allow any changes to be made. We would not have to go back and ask for another special meeting after we lost the first special meeting because people didn't turn up.

The next amendment, which might have a bit of spice to it, is it concerns the maximum term for executive members of this committee. And in this case, the three of us before you. (The Chair, Secretary and Treasurer) We are recommending that any one of us cannot hold our current position for more than three consecutive years. It doesn't mean Sharon couldn't nominate for chairman's position and I couldn't nominate for Robyn's position as treasurer. It just means you can only do it for three years, then you've got to do something else if you want to be on the committee. And that's consistent with the model constitution with the Association of Retirement Villages.

And it removes some of the likelihood, some of the risk associated with having too many of the same people in the same position for too long. They can get blase, there's a little bit of, *"I run the village" mentality and I've always been the chairman, so I'm going to do this my way and I don't care what other people think"*. I think we've got to, and we're all mature enough to think, well, you're going to do your best for the time you are in this position and then hand the reins to the next person. And I don't want to see these volunteer executive roles as jobs for life. Whereas with the ordinary committee members we are proposing no changes to the current arrangements. So, if you're a hardworking, dedicated committee member, you can do that for as long as you like, because you're probably doing a really good job.

But for the executive positions, I think you do have a use-by date. And it's good to refresh your ideas by bringing new people onto the committee. And if we get some, God forbid, any newer, younger people in the village, they might have some new ideas. That's really the crux of the proposed amendment. I just urge you to have a think about whether that's a good idea. If you come back to me and say it's a stupid idea, well, we'll can it.

The fourth change is not a constitutional change, but it really concerns where we store the records for the constitution and the amendments for the association, because at the moment, there is no one place where all the records are kept. And we're proposing that we keep them on the Computer Club's website, which is administered by Trevor. And it will be Trevor's successor whenever Trevor moves on. But there is a place there for the RAC Constitution and there'll be a sub file for the Constitution and its amendments. It is also accessible by all residents. But at the moment, actually there's one amendment that's occurred to the current Constitution that no one can find, other than there's a record in the minutes that it has occurred.

So that's the summary of what we would like you to do. And at the QGM in February, there will be some ballot papers go out asking you to cast your vote on these constitutional changes.

Now, I do have a question for the group now. There are three constitutional amendments we're asking for. My question is, do you want those considered as one amendment to cover the three, or would you like them as three separate amendment questions so you can have three votes?

Richard Fullford V62

I'm just thinking put them in separate questions because otherwise if they all stand together and there's one that somebody does not agree with, they're all gone. Whereas if you put them as three separate questions, some of them could be successful and some of them not.

If that's the view of the meeting, then we'll frame the proposal into three separate questions and the threshold to get it over the line is 75% of eligible voters. It's a high threshold, if people vote it down, well that is democracy in action.

9. General Business

No general business

Meeting closed at 3.29 p.m.

Date and Time of next QGM

February, 2026. 2.00 p.m. The Manor. Date to be advised

ATTACHMENT 1 – Community Managers Report Presented by Assistant Community Manager, Isabelle Jones

1. Annual Termite & Pest Inspection The annual termite and pest inspection has been completed. Residents have raised concerns that the work is not being conducted as required and a lot of Villas have been missed. We have raised the issue with Flick and are awaiting a report showing detailed times and dates on when the work was conducted.
2. Opt-in/Opt-out Options for Overnight Emergency Service (Independent Living Units). Residents who have opted out of having the overnight staff respond in a time of emergency, will have key lock boxes installed by their front door. A key will be placed in the key lock box and the code to access the box will be kept on file and shared with the Eevi Calling Centre
3. Safety Upgrades Funded by Aveo – Leasehold Units Throughout September and October, Leasehold Units will receive the following safety upgrades: Smoke alarm replacements (for old models) Safe charging points for electric scooters and golf buggies. 888 Electrical has been engaged to upgrade the smoke alarms and we are still awaiting a date of when the installation will take place. 888 Electrical will also return to install timed GPO in the Villas of those who did not have theirs installed during their last visit.
4. Annual Building Washdown has been completed. The ILUs scheduled for repainting this year include Villa 1-14, 180-185. The work is likely to start in early November, but we are waiting on a definite start date. We will advise the Residents concerned as soon as a date has been set.

New item:

1. Coffee Machine in the Manor. As part of the new 25/26 Budget, the use of the coffee machine is now included in everyone's general services fee. Fruit and Cake for Villa Residents will be charged onto your levies; please ensure you record those items on the sheet located by the coffee machine.

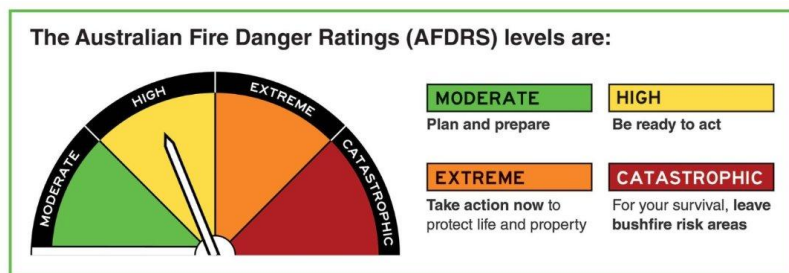
BUSHFIRE AWARENESS REFRESHER

BUSHFIRE DANGER RATING:

All States and Territories have adopted an Australian Fire Danger Rating System (AFDRS) comprising four bushfire danger levels.

Fire Danger Ratings (FDR) will be issued on days when there is a fire risk.

During Australia's fire season, the FDR will feature in weather forecasts, be broadcast on radio, TV, and newspapers. It can also be found on the websites of the Bureau of Meteorology (BOM)



BUSHFIRE ALERT LEVELS:

During an alert bushfire event, fire services or emergency services use an alert level to give you an indication of the level of threat from a specific fire event.

There are three level of bushfire alert:



Advice:
A bushfire has started. There is no immediate danger. Stay up to date in case the situation changes.



Watch and Act:
A bushfire is approaching and conditions are changing. Individuals, households and communities need to monitor their development and start taking action to ensure safety should the threat escalate.



Emergency Warning:
An Emergency Warning is the highest level of bushfire alert. You may be in danger and need to take action immediately.

For some fires, you may hear a warning message over the radio or television, such as a siren. You may also receive an emergency alert or phone call.

It is critical that you pay attention to bushfire alert levels applicable to your area. Fires start and move quickly, so you must be prepared to act without hesitation and evacuate early where necessary.

CENTRAL FIRE ALARM - MANOR:

- The Manor Building (Community Centre & Service Apartments) has a centralized fire alarm system with detectors, extinguishers, hydrants, fire doors, fire stairs and emergency lights.
- If the alarm is triggered, the system automatically calls the fire brigade, which must respond even if it's a false alarm (e.g., equipment fault, cooking fumes).
- Fire Safety Team
- The Aveo Team acts as fire wardens and undergoes training every 6 months.
- Fire equipment is regularly inspected and maintained by FireBoar to meet regulations.

- Evacuation Procedures
- Plenty of escape routes marked with fire exit signs.
- Evacuation points: Front car park and bowling green.
- Key Rule: Do not use lifts during a fire.
- For residents with mobility challenges, staff will move them to safe areas using two large fire doors in the corridors until the fire brigade arrives.

Volunteer Resident Fire Wardens:

Introduction: The Emergency Management Team consists of a group of ILU (Independent Living Unit) Residents who volunteer to assist AVEO Team in the event of an emergency that could impact the village.

In an event of a fire, Aveo Staff will be acting as Wardens for the Manor and Serviced Apartments

Volunteer Wardens Team Structure:

- 1 Chief Warden for Manor & Village (Community Manager)
- 1 Coordinator (Chief Warden for ILU Residents – currently Steve Jacobs)
- 12 Wardens

Volunteer Warden Role: Take action when an event occurs that requires ILU residents to respond. The fire department refers to this as "Watch and Act."

Resident Decision-Making In an emergency, residents must make one of the following three decisions:

Evacuate the village – Leave and go to a safe location of your choosing.

Stay in your villa and shelter in place – Remain inside and take necessary precautions.

Go to the Manor – A designated safe place; pets are allowed but must be restrained.

Peregrin Springs Retirement Country Club Residents' Association

Natural Disaster Emergency Support

The Residents' Association has prepared a plan of action in the event of a natural disaster emergency 2 Area Wardens have been appointed for each Zone.

Your volunteer Area Wardens are:

The Street Wardens will initially door knock all residents in their Area to introduce themselves and confirm the Villa's evacuation plans and give them an Evacuation Kit Checklist. They will also ask if the resident(s) need any evacuation assistance.

Please note the Warden is not responsible to assist residents with evacuation. Residents are encouraged to prepare and execute their own plans.

Where an Evacuation is possible, a typical chain of events would be:

Prepare to Evacuate

A Regional Street Warden will alert Residents by loud hailer that **evacuation may be required**. Your Street Warden will then door knock all villas in the Area and ask them to be prepared to evacuate with their Emergency Kit and advise the location of a local Evacuation Centre. The Warden puts “Not at Home” notices on the front door of any Villa where the Resident did not respond to the initial door knock.

Emergency broadcasts

You can monitor the progress of the emergency via ABC Local Radio AM 612khz, FM 90.3 and 95.3Mhz (preferred), via a local television station or in case of fire via the internet - <https://www.ruralfire.qld.gov.au/map/Pages/default.aspx>

Evacuation

The Regional Street Warden will use a loud hailer to alert Residents that **evacuation is required** and your Street Warden will then door knock all Residents in the Zone (including those with “Not at Home” signs on their door) and advise them to proceed to evacuate with their Emergency Kits either to their chosen evacuation location – to family and friends, the local Evacuation Centre or a hotel/motel..

Residents who evacuate should post a **“Residents Have Left”** sign on their front door/window as they leave.

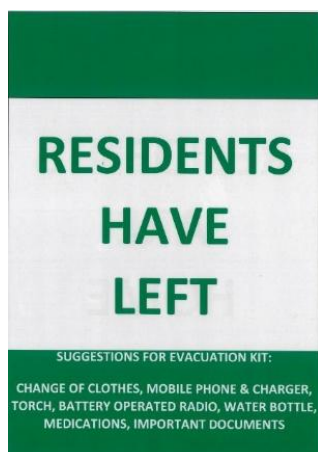
Returning home

Please listen to instructions given by QFES (Queensland Fire Emergency Services) and the ABC radio station, and contact your Warden or the Manor (5448 3742) to confirm it is safe to return to the Village.

SIGNAGE SYSTEM:

Once a decision is made, residents are required to display the appropriate sign near their front door or inside the screen door, so it is visible from the road.

(Green Sign: Indicates residents have left (evacuated) or gone to the Manor, which is a very safe place to be.



Red Sign: Indicates residents are staying in their villa.

Important Note: If you choose to stay in the village during an emergency, please know that Pets may accompany you but must be appropriately restrained.

Assistance If you require physical assistance, please inform your warden.

So can notify AVEO to provide the necessary support,

It is not the volunteers duty to provide physical assistance.



Upcoming Street Warden Visits:

On Monday 10 November, Street Wardens (two per zone) will be visiting their designated areas and contacting residents. This is an opportunity to meet them. When they knock, please locate your emergency signs. New residents will receive their signs during these visits.

Current Volunteer Wardens:

Chief Fire Warden: Steve Jacobs

Deputy Chief Fire Warden: Theo Mandemaker

- Zone A (Villas 101 to 125): Hugh Lloyd-Price & Tom Shaw
- Zone B (Villas 71 to 100): Anthony Bull & Noel Giles
- Zone C (Villas 1 to 14 and 180 to 193): John Weeden & Bob Jack
- Zone D (Villas 15 to 42 and 45 to 70): Brian Palmer & Geoff Northcott
- Zone E (Villas 126 to 139 and 154 to 169): Sam Denny & Trevor Davis
- Zone F (Villas 170 to 176 and 140 to 148): Bron Kennedy & Dave Figgins
- Call for Volunteers We always welcome new volunteers! While we currently have enough wardens, this could change over time due to various reasons. If you are interested in joining, please let us know

ATTACHMENT 2 – TREASURERS REPORTS

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT - SEPTEMBER 2025		
	MAIN ACCOUNT	IMPREST ACCOUNT
Balance brought forward from August 2025	\$21,764.46	\$3,000.50
REVENUE		
Eftpos	5,853.30	
Cash	1,844.20	
FREE OF CHARGE		
Birthday Cards/Free Drinks	50.00	
Lucky Draw Wines	70.00	
TOTAL RECEIPTS	7,817.50	0.00
PAYMENTS		
EPOSNOW	188.10	
Bar Purchases - Stock	3,183.54	
Library Books	124.00	
Sue Barden/Supplies Sept Function	28.00	79.31
Bar Nibbles		130.00
Officeworks/Stationery	72.22	16.00
Darrin Leigh Entertainment/Pizza Van	250.00	1,638.00
Bar Trolley/Buckets/Bottle Containers	206.79	
Promotion Lucky Draw - Tuesday nights	70.00	
Promotion - Birthday Card Free Drinks	50.00	
Wreath/Remembrance Day/November	100.00	
TOTAL PAYMENTS	4,272.65	1863.31
Balance at 1 September 2025	21,764.46	3,000.50
Plus Receipts	7,817.50	
Less Expenses	-4,272.65	-1,863.31
Transfer Funds to Imprest Account	-1,847.31	1847.31
CLOSING BALANCE	23,462.00	2,984.50
ASSETS		
Main Account	23,462.00	
Imprest Account	2,984.50	
Bar Float	250.00	
Bar Stock	4,271.61	
TOTAL ASSETS	30,968.11	

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT FOR JULY - SEPTEMBER 2025		
DETAIL	MAIN ACCOUNT	IMPREST ACCOUNT
Balance brought forward from 1st July 2025	19,808.97	3,000.50
REVENUE		
Eftpos	12,648.42	
Cash	5,236.40	
J Weeden/Transfer Bowls Lunch Payment	900.00	
FREE OF CHARGE		
Birthday Cards	93.00	
Lucky Draw Wines	294.00	
TOTAL RECEIPTS	19,171.82	-
PAYMENTS		
CBA - Merchant Fee - Refund from Bank	(196.00)	
EPOSNOW	521.40	
Bar Purchases - Stock	7,793.14	
Library Books/Label Machine	414.50	
Microsoft Renewal/Sue Barden	179.00	
Aveo/Morning Tea/Dinner/Bowls Club Lunch	1,994.68	
Liquor Licence	805.90	
Nibbles for Happy Hour		130.00
Promotion Lucky Draw - Tuesday nights	294.00	
Promotion - Birthday Card Free Drinks	93.00	
RSA Course/B Palmer	28.49	
CBA Malwarebytes.com/S Jack	59.99	
Pizza Night/Supplies/Music/Pizza Oven	643.58	1,717.31
Stationery	158.04	16.00
Bar Trolley/Buckets	206.79	
Remembrance Day Wreath	100.00	
Supplies for Melbourne Cup	34.40	
Bus to Boat Trip	407.00	
Noosa Ferry	1,221.00	
TOTAL PAYMENTS	14,758.91	1,863.31
Balance at 1st July 2025	20,896.40	3,000.50
Plus Receipts	19,171.82	
Less Expenses	(14,758.91)	(1,863.31)
Transferred from Imprest Account	(1,847.31)	1,847.31
CLOSING BALANCE	23,462.00	2,984.50
ASSETS		
Main Account	23,462.00	
Imprest Account	2,984.50	
Bar Float	250.00	
Bar Stock	4,271.61	
TOTAL ASSETS	30,968.11	

ATTACHMENT 3 – SUB-COMMITTEE REPORTS

BAR CO-ORDINATOR – BOB JACK

This report somewhat covers the month of July, August and September.

First, I would like to thank the Bar Volunteers for their support and efforts to make Happy Hour an enjoyable time and also the Volunteers who provide extra activities at Happy Hour such as nibbles and the Lucky Door Prize.

And, to the residents who regularly attend Happy Hour, we thank you for your continued support as this is the Residents Association Committee's only source of revenue.

Thank you to Kerry for making his transition out of the Bar Co-ordinators role and my transition into the role void of any stress.

More recent events, Robyn and Brian have slipped seamlessly into the Bar 21c positions with Steve as backup.

I continue to monitor bar sales with Tuesday attendance numbers increasing to a point we require 2 bar volunteers. Whereas Friday numbers are falling off slightly.

The new bottle and can recycling system in the bar seem to be operating well.

I will take this opportunity to remind residents if you are going to put money on the Bar, i.e. for a Birthday, etc., please give me as many days notice as possible.

Bob Jack
Bar Co-ordinator

EVENT CO-ORDINATOR – SUE BARDEN

Pizza Night - Wednesday, 17th September

The Pizza Night was an overwhelming success, featuring 83 paid bookings and an impressive 17 new residents joining us, bringing our total to 100 residents and guests. We invited the new residents, who have lived here for up to two years, to enjoy a free pizza on the evening, allowing them to experience the vibrant atmosphere of our village. We are eager to see them at many future gatherings. Darrin Leigh, our entertainer for the evening, was outstanding, and his energy had everyone dancing and reveling in the fun.

Bus Trip to North Lakes Shopping Centre - Tuesday, 18th November

The event flyer has been distributed to residents, and Ray Larke is now taking bookings over the phone or during Happy Hour. Booking sheets are also available at the Manor, outside the hairdressers on the events table. While bookings are currently slower than anticipated, we remain optimistic but may consider arranging a smaller bus if necessary.

Christmas Lunch – Wednesday, 3rd December

Flyers and booking sheets for this highly anticipated event will be available starting Monday, 3rd November. A talented group of residents will perform four or five carols before lunch, and we encourage everyone to join in the festive spirit. We will be offering a traditional two-course Christmas lunch provided by local caterers The Golden Roast, served buffet-style with staff assisting with plating. If Hazel & Denny have the prizes ready and there is enough lead-up time to sell the tickets for the event, then we shall also hold the Christmas raffle after lunch.

New Year's Eve - Wednesday, 31st December

We are thrilled to welcome back Ravie for a spectacular performance on New Year's Eve. The bar will be open, and we invite guests to gather at tables of eight, decorate their tables in a festive New Year's Eve theme, and collaborate on a delightful sharing menu. It's going to be a night to remember!

EVENT CO-ORDINATOR – SAM DENNY

Melbourne Cup

Preparations for Melbourne Cup Tues Nov 4th are well underway. Due to Judy Wrigley needing to step down I have taken on the coordination, with a small group of resident helpers. Our Chef Juan will be preparing lunch with ham, chicken, 3 salads and pavlova. We will have all the usual entertainment, lucky door prize, sweeps, table horse racing, Fashion in the Field with prizes and perhaps the new big screen TV to watch the great race. Booking sheets open Oct 21st and payments will be taken on Oct 28th. More information regarding the sweeps will be sent out the week before and they will be available on Fri 31st, the Monday before and on race day. All residents and staff are welcome to join in the sweeps and watch the race.

Village Calendar Coordination.

I am assisting with coordinating the master calendar and related communications to keep residents informed about events, meetings, and activities. A small group of Isabelle our Asst Manager, Trevor who does the monthly calendar for the newsletter, Sue Barden for events and Sharon and Bob Jack for the RAC will all receive regular updates and help keep the master calendar updated. A three-monthly list of events and meetings is also posted and kept updated and will be in the newsletter. We also provide a list for Juan the Chef so he has some forward planning time for events needing him and his staff. We have at least 15 big events and bus trips a year and multiple smaller ones, along with all the regular activities. To keep this working well, it will be great for everyone planning any significant event to check in with me sam@samdenny.com or 0450 455 535

ATTACHMENT 4 – Youths on e-Bikes – Lee Ann Olin, Regional Operations Manager.

Good Afternoon John

Thank you for your email and bringing this matter to my attention. I can appreciate how unsettling and stressful this situation must have been for Trish and the other residents involved, particularly when confronted by a group of youths behaving disrespectfully. In circumstances like this, we strongly recommend not engaging directly with the individuals. If Trish believes this incident warrants further action, I encourage her to file a police report and provide the video footage she recorded, as this will help them assess and respond appropriately.

You are also welcome to contact the local police station directly to discuss what support they may be able to provide, such as vehicle patrols during certain hours. However, as resources are often limited and they may not have availability and time to do this.

If residents would like to explore additional measures, a few options may be considered:

- **Private security patrols:** We can obtain quotes for a private security presence, noting that this would be a resident ongoing cost. Other communities that have this and have found it provides some reassurance, though patrols only cover specific times of the evening and anything can happen on the other times they are not there.
- **Security cameras:** Installing cameras at entry points could act as a deterrent, but this would require approval and funding through the body corporate.
- **Police information session:** We can contact the local Police to see if they are available to come and present to residents on safety and security.

I understand this is always difficult and with how much society has changed, they could have been using the roads as a short cut to the school given it is school holidays. Nonetheless residents do need to feel safe in their homes but there is no real answer on how to stop people accessing the village.

Happy to chat further when I see you next but it may be a good option for this to be raised at a committee meeting and body corp meeting to see if there are other ideas.

Kind regards

Lee-Ann Olin
Regional Operations Manager

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ATTACHMENT 5 – Manor Roof Top Solar Project – Julie Andrews State Manager - Operations

Hello John,

Please accept my sincere apologies for the delay in responding to your email, and thank you for your patience.

To provide the clarification you have requested on the solar proposal, I have addressed each of your queries below in line with your numbering:

a. Section 90(b) of the Retirement Villages Act 1999 (Qld)

The proposed contribution is \$15,502 (15% of the total cost). This amount is expected to be repaid over time through retention of savings generated once the system is operational. Importantly, the proposal does not involve raising a special levy or increasing the general services charge.

Following a presentation of the proposal, residents will have the opportunity to vote by special resolution on whether the installation should proceed under this cost-sharing arrangement.

b. Size of the National Project

There are 53 sites in scope for the Australia-wide solar rollout project. To date, installations have been completed at 11 communities, totalling 502 kW of solar capacity.

Each community is unique, and the location of the solar panels is specifically designed to maximise daily sunlight for that site. The project is focused on installing solar systems measured in kilowatts (kW). A solar panel is made up of multiple photovoltaic (PV) cells, and the combined proposed system sizes across all 53 sites total 3,450 kW.

With 502 kW already installed, 2,948 kW remain to be completed. At the time of writing, only two communities have voted not to proceed with the solar installation.

c. Major Energy Users in Common Areas

The following have been identified as major energy users in common areas (please note this list may not be exhaustive):

- Streetlights
- Tall pole lights and bollard lighting
- Entry gates and access control systems
- Sump pumps and rainwater harvesting systems
- Pool filtration pumps
- Pool solar pump
- Manor elevator (lift)
- Manor lighting and automatic door system
- Manor fire protection system
- Manor HVAC system
- Refrigeration units (kitchen and bar)
- Commercial dishwashers (kitchen and bar)

- Kitchen extraction and oven
- Office equipment (telephones, computers, and photocopier)
-

d. Approximate Monthly Savings on Levies

The approximate savings have been calculated using the anticipated first-year savings (including cost recovery), and from year two onwards based on full savings, averaged across the 237 units at Peregrine Springs:

- Year 1 (after maintenance/cost recovery):
 - \$23.22 per unit per annum
 - \$1.94 per unit per month
- Year 2 onwards (after maintenance):
 - \$46.94 per unit per annum
 - \$3.91 per unit per month
 -

e. Small-scale Technology Certificates (STCs)

The STCs have been agreed between Aveo and Todae Solar at market rates. These certificates are applied as an installation discount by Todae Solar, and the amount of STCs is based on the total generation capacity of the solar system at each community.

As the system size varies for each site, the number of STCs will also vary accordingly.

f. The 15% Capital Cost Recovery

In ordinary circumstances, where residents request a capital improvement to the retirement village, they are responsible for the cost of the capital improvement. The Act requires this matter be resolved by a special resolution at a residents meeting. The intent of the Act is clear in that it seeks to prevent scheme operators from imposing capital costs on residents without their consent. Typically, residents are responsible for bearing the cost of the capital improvement to the village they request because the improvement is designed for the benefit of residents and is seen to increase the amenity, value for money, and enjoyment of the community. In practice, this would usually mean that residents fund the cost of the capital improvement through their general services charges or the raising of a special levy.

However, in the case of the Proposal, Aveo has made the decision to fund the capital improvement entirely, without asking for a financial contribution from residents. This represents a substantial and direct benefit for residents, and one that would not usually arise under the Act. It places residents in a uniquely advantageous position by ensuring that residents are the sole beneficiaries of the capital improvement – i.e. better facilities, improved amenity, improved sustainability, financial savings – without bearing any of the capital responsibilities.

We are of the view that Aveo bearing the full financial responsibility of the Proposal significantly changes the application of the Act – i.e. the Act does not require a special resolution in these circumstances, precisely because the protection afforded to residents by requiring such a resolution is not needed when residents are not being asked to pay for the capital improvement. Despite this, in the interest of transparency and resident involvement in decisions of this nature, we are seeking a special resolution for consent to the Proposal.

This is a significant capital investment by Aveo across all its communities, offered in good faith and on the basis that the respective communities support it. If that support is not forthcoming, we will respect resident's wishes and not proceed. It is worth noting that residents of some Aveo communities have not voted in favour of the solar initiative and, as such, we have not installed a solar system in those communities.

Aveo proposes recovering 15% of the savings generated by the solar system a period of time agreed with residents – a model called “retention of savings.” This was not an out-of-pocket contribution but a temporary allocation of part of the electricity cost savings to offset Aveo's upfront investment. The terminology was carefully chosen to avoid confusion and emphasise that residents were not being asked to pay directly. After recovery of the 15%, all future savings would flow fully to residents.

In line with this provision, the decision to seek a resident contribution has been made under the framework of the Act. However, rather than requiring residents to meet the full cost, Aveo has determined that only a 15% contribution toward the total cost of the proposed solar installation at Peregrine Springs will be sought.

This amount is expected to be repaid over time through savings generated once the system is operational. Importantly, the proposal does not involve raising a special levy or increasing the general services charge.

g. Presentation Comments

Thank you, John — your comments are noted.

Thank you once again for your understanding and patience while we took the time to carefully work through this response.

Kind regards,

Julie Andrews
State Manager - Operations

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