

# **AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION**

**Committee Meeting, Tuesday, 18<sup>th</sup> November, 2025, Meeting Room,  
The Manor**

## **MINUTES**

**Meeting opened at 10.00 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.

### **2. Confirmation of previous Minutes**

Ray Larke moved that the previous Minutes be accepted.

Seconded by Robyn Palmer

### **3. Present by Invitation**

#### **Community Manager's Report**

Community Manager (CM), Cosimo Ronconi arrived at 10.00 a.m. and addressed the meeting, via CM's report, and left the meeting at 10.25 a.m.

Refer to Attachment 1 for Community Managers Report.

Bob Jack enquired when the outdoor power points for the Heaters would be installed. CM responded they need to concrete a post in first. Should be ready before winter.

Bob Jack discussed concreting the two RAC umbrellas in permanent positions over the Bocce Court. The umbrellas would be bolted to a concrete footing. They are broken and cannot be used in their current condition and would need to be disposed of. CM responded they will discuss further.

Secretary, Sharon Jack discussed a wall mounted lockable display for the Activities Directory. Reffer to Point 4.1. Handbook.

## **4. Business arising from previous Minutes**

### **4.1 Handbook**

A one page Information Sheet has been finalised to hand to each new resident. A Directory with all details on activities and events in the village will be displayed in a wall mounted display system on the wall outside the Hairdressing salon. New residents will be encouraged to read the Directory for more information. CM, Cosimo Ronconi offered to purchase a display system the same as Sales, to ensure a consistent look, with funds from the next Resident Referral.

### **4.2 RAC Constitution Review**

Ballot papers are to be prepared for the QGM, 17<sup>th</sup> February, 2026. There are three questions to be voted on. (1) to lower the threshold for a quorum; (2) maximum term for executive committee members; (3) Is a rewording to remove any misunderstanding of whom is entitled to vote on constitutional amendments.

### **4.3 Skip Bins**

Bob Jack would like to thank residents for their cooperation in regard to the Skip Bin and would remind you many items can go into the normal garbage disposal bin any time during the year.

## **5. Correspondence IN Correspondence OUT**

## **6. Treasurer's Report for OCTOBER 2025**

Bar Revenue is holding steady in line with previous months. No special events held during this month.

Although the Melbourne Cup function is held in November, October includes the revenue for the Lunch.

The purchase of the new television in the manor/bar area is a great asset for having music playing in the background during happy hours.

October stocktake is approximately \$500.00 over the previous two months with extra stock being purchased this month for Melbourne Cup function.

The bank account balance has decreased by \$1,800.00 from September, the balance being \$21,608.88 at the end of October. The only large purchase this month being the new television. Total Assets for October is 29,422.13.

Refer to Attachment 2 for Financial Statement

Robyn advised she had received a Receipt for \$59.50 from Dot Parkinson for materials to make Aprons for the volunteers to wear when working in the Community Kitchen.

Ray Larke moved to reimburse Dot Parkinson for \$59.50 and that the Treasurers Report be accepted.

Seconded by Brian Palmer.

Chair, John Parsons advised, all expenditure must be approved by the RAC first, then reimbursed on presentation of receipts. John will write a note for the Newsletter to remind residents that they should NOT commit to expenditure without approval first. This will avoid potential embarrassment later on.

## **7. Sub-Committee Reports**

### **Bob Jack – Bar Co-ordinator.**

Refer to Attachment 3

### **Sam Denny and Sue Barden – Joint Social Co-ordinators**

Refer to Attachment 4

#### **Sue Barden**

##### **Christmas Lunch**

125 residents have booked for the Christmas Lunch which is a record for a RAC Event. The Committee approved to subsidise the Christmas Lunch up to \$2000.

John Davies moved to subsidise the Christmas Lunch up to \$2000.  
Seconded by Robyn Palmer.

#### **New Years Eve**

##### **Change Start and Finish times. .**

The Committee approved changing the Start Time from 5.00 p.m. to 6.00 p.m. and finish at 9.45 p.m. to ensure the Bar is closed before 10.00 p.m. to comply with the Liquor Licence.

##### **Best decorated table**

The Committee approved the request for a Best Decorated Table competition. After further consultation with Chair, John Parsons, the prize is to be lunch for the table (8) at the Izzy Chai Restaurant and 2 bottles of wine donated by Margaret Van Der Meulen.

Ray Larke moved to change the Start and Finish times and include a Best Decorated Table competition and Prizes.  
Seconded by Brian Palmer.

#### **Meet and Greet**

10 new residents were welcomed by the Meet and Greet Team in October and November.

## **8. New Business**

### **8.1 Melbourne Cup results**

66 Residents and Guests enjoyed a Melbourne Cup Lunch prepared by Chef Juan and his team. Gary Smith was Master of Ceremonies and the Horse Racing Table was very popular. The Race was then viewed on the new big Smart TV.

### **8.2 Remembrance Day Feedback**

Approx. 70 residents and guests attended the Remembrance Day Ceremony in The Manor followed by a delightful morning tea prepared by Chef Juan and his team. Commander Steve Hill RAN (Retd) was Master of Ceremonies and introduced the speakers: John Nowlan RAR (Retd); John Weeden RAEME (Retd); Gaye Bible RAAF (Retd); Rev Gary McClellan SAAC, Dr. Romney Newman OAM; Lieutenant Colonel Paul Asbury RACT (Retd). Saint Andrews Anglican College Student Bugler, Ben Gordon sounded the Last Post.

### **8.3 Australia Day – No Entertainment**

Noted change to the Event Proposal.

### **8.4 ARQRV Rescom Meeting 3<sup>rd</sup> December.**

Brian to attend and submit a report.

## **9. Other Business**

### **9.1 Villa Christmas Decorating Competition**

Chair, John Parsons, suggested the prize for the best dressed Villa is lunch for two and a bottle of wine at The Springs Restaurant. CM, to include details in the next Newsletter.

### **9.2 Score Board for Bocce Court**

Bob Jack advised he had been approached to make a Score Board for the Bocce Court and will submit costs.

**Meeting closed at 11.19 a.m.**

**Next Meeting**

**20<sup>th</sup> January, 2026**

## ATTACHMENT 1 – COMMUNITY MANAGERS REPORT

### Audited Accounts

All residents have been invited to attend the **Annual General Meeting** on Thursday, 27 November 2025 at 10:30am called by Aveo to present the Audited Financial Statements for the 2024–2025 financial year ending 30 June.

The good news this year is that Aveo has fully funded the Village Deficit for the 2023–2024 financial year and the deficit for the 2024–2025 financial year with a total contribution of \$260,000 over the past two years. Thanks to the changes introduced this year, especially in relation to Care at Home Services and Overnight staffing, our village budgets are now in a much stronger position.

The financial reports are now available. Residents can request them by emailed (preferred) or printed by contacting Reception. Please note: the General Service Fund statements for Independent Living Units and Services Apartments currently display a **DRAFT** stamp while we wait for the updated and signed versions from the external auditor that include the Aveo contribution.

### Village Maintenance Update

Mark Williams has left his position as Maintenance Officer after accepting a new opportunity. Mark has done an excellent job over the past two years and built strong trust with many residents.

I am pleased to announce that **Andrew Atkinson** has accepted the position of Maintenance Officer.

Andrew has extensive experience in managing facilities, overseeing maintenance projects and carrying out hands-on repair work. He lives locally in Peregrin Springs and will commence on **2 December**

For the next two weeks we will be without a maintenance officer, and unfortunately no support was available from other Aveo communities on the coast. The Peregrin team will cover urgent matters as best we can, Residents are asked to please lodge maintenance requests **only if they are emergencies or safety matters**.

Regarding the swimming pool following last weekend's storms: The Community manager cleaned the pool on Monday morning prior to the aqua aerobics session, and Billabong will now attend twice a week to maintain the pool and ensure all systems are operating correctly.

### Foxtel TV

the new boxes were delivered on 17<sup>th</sup> November and Foxtel Technician will install them by the end of the week.

### Construction Excellence Award

Hedge Property Services has won a Construction Excellence Award from Landscape Queensland for their work at the Peregrin Springs Country Club. This award is a testament to the outstanding service they have provided to the community over the past years. To Andrew Fisher and his team, we extend our congratulations and appreciation.

**Cosimo Ronconi**

**Community Manager**

**Aveo Group** | Operations | Peregrin Springs Country Club

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## ATTACHMENT 3 – TREASURER’S REPORT - ROBYN PALMER

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT - OCTOBER 2025		
	MAIN ACCOUNT	IMPREST ACCOUNT
Balance brought forward from September 2025	\$23,462.00	\$2,984.50
<b>REVENUE</b>		
Eftpos	4,537.75	
Cash	1,256.50	
Melbourne Cup Cash Revenue	335.00	
<b>FREE OF CHARGE</b>		
Birthday Cards/Free Drinks	56.00	
Lucky Draw Wines	36.00	
<b>TOTAL RECEIPTS</b>	6,221.25	0.00
<b>PAYMENTS</b>		
EPOSNOW	188.10	
Bar Purchases - Stock	2,946.09	
Library Books		
Sue Barden/Christmas Lunch Decorations		128.78
Officeworks/Stationery	101.19	10.98
JB HIFI/New Television	3,384.99	
Hire Skip Bin	980.00	
Promotion Lucky Draw - Tuesday nights	56.00	
Promotion - Birthday Card Free Drinks	36.00	
Dizzy Spit Roast Deposit/Christmas Lunch	382.00	
<b>TOTAL PAYMENTS</b>	8,074.37	139.76
Balance at 1 October	23,462.00	2,984.50
Plus Receipts	6,221.25	
Less Expenses	-8,074.37	-139.76
Transfer Funds to Imprest Account		
<b>CLOSING BALANCE</b>	21,608.88	2,844.74
<b>ASSETS</b>		
Main Account	21,608.88	
Imprest Account	2,844.74	
Bar Float	250.00	
Bar Stock	4,718.51	
<b>TOTAL ASSETS</b>	29,422.13	

## **ATTACHMENT 4- BAR CO-ORDINATORS REPORT – BOB JACK**

Not a lot to report for the month of October just doing the prep work for the Melbourne Cup and Remembrance Day.

## **ATTACHMENT 5 - SOCIAL SUB-COMMITTEE EVENT JOINT COORDINATORS**

### **Sam Denny**

#### **Melbourne Cup**

Melbourne Cup Lunch was enjoyed by 66 residents and their guests, with others joining us at the bar, for sweeps, and to watch the race. Our Chef Juan served an excellent lunch with ham on the bone, beautifully presented chicken, 3 salads and a very lovely pavlova dessert. This was Juan's first big event for us and both courses were served in very quick time with help from our Aveo staff. Fashion in the Field was a difficult decision for our two stylish judges Maria Husbands and Hilary Warburton but resulted in the popular choices of Judy Wrigley for Best Dressed Lady and Gary Smith for Best Dressed Gentleman.

Their prizes and the lucky door prize were 3 bottles of first-class wine donated by resident Margaret Van Der Meulen and we are very grateful for her great generosity. One of these wines was an awarded wine from her own Yarra Valley vineyard.

We had the usual rowdy enthusiasm and fun at the horse racing table. The 10 sweeps sold very well before the race, and on the day, with \$1200 going to the 40 winners.

The big screen TV was also a winner although there was a heart stopping moment when the wrong button was pushed 2 minutes before the race. A great team of resident helpers and Aveo staff including greeters, bar volunteers, sweep bookies, horse racing table callers, bubbly glass servers, photographers, all made the day and we greatly appreciate their hard work. Next year we will do it all again but make the sweeps a bit simpler!

#### **Village Calendar Coordination.**

Our system of calendar coordination seems to be working well. There have been questions as to why this is now necessary, but we have more residents, and more activities and events, and its therefore difficult for anyone to know what's on when if we don't have a way of pulling it all together. To keep this working for us all, it is good for everyone planning any significant event or activity using Manor spaces to check in with me [sam@samdenny.com](mailto:sam@samdenny.com) or 0450 455 535

## **Sue Barden**

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

After much encouragement from many of our residents, Ray Larke organised a bus trip to North Lakes Shopping Centre, giving residents the opportunity to carry out their Christmas shopping and meet up with friends for lunch. A 48-seater bus was booked; however, disappointingly, with only 30 residents signing up, the RAC was left with no alternative but to cancel this trip.

### **Christmas Lunch – Wednesday, 3rd December**

We have received bookings and payments from 125 residents for the Christmas Lunch, which is much higher than we initially anticipated. After meeting with Sharon, Bob, and Geoff to streamline the organisation, we decided to replace the complimentary glass of bubbles with two complimentary bottles of wine—one red and one white—for each table. The caterer will provide enough staff to plate the lunch, with assistance from Geoff. Cusi and two additional staff members will serve the meals to the tables, ensuring that we do not have long queues. We appreciate the residents' patience on the day, as this will be a lengthy lunch, and some tables may wait longer than others to be served.

Hazel and Denny are currently displaying seven beautifully presented raffle prizes. Raffle tickets are available for sale in the Manor and during each happy hour leading up to the lunch. The raffle will be drawn after the meal.

### **New Year's Eve - Wednesday, 31st December – Singer Ravie**

This year, we propose changing the start time for our New Year's Eve celebration from 5 pm to 6 pm. I have received feedback from residents expressing that 5 pm is too early, as they would like to return home later to enjoy the countdown to midnight. I believe we can trial this new 6 pm start time and still maintain a good turnout of guests, regardless of whether they choose to stay or leave early. Additionally, we would like to hold a friendly competition for the best-decorated table at our New Year's Eve celebrations! Residents will be encouraged to contribute to the decoration of their tables. I am requesting that the winning table receive a prize of two bottles of champagne or wine. This competition aims to encourage everyone in the village to share their thoughts, efforts, and creativity, fostering a strong sense of teamwork and community spirit.