

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

**Committee Meeting, Tuesday, 20th January, 2026, Meeting Room,
The Manor**

MINUTES

Meeting opened at 8.55 a.m.

1. Attendance and Apologies

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

Apologies.

Robyn Palmer (Treasurer)

Brian Palmer (Member)

Definition:

“The Committee” means: The Residents Association Committee.

2. Confirmation of previous Minutes

Ray Larke moved that the previous Minutes be accepted.

Seconded by John Davies

3. Present by Invitation

Community Manager’s Report

Community Manager (CM), Cosimo Ronconi arrived at 8.55 a.m. and addressed the meeting, via CM’s report, and left the meeting at 9.45 a.m.

Refer to Attachment 1 for Community Managers Report.

Solar Project

The proposed date for a special resolution to approve (or otherwise) the Aveo Manor rooftop solar project will be in March to avoid any confusion with the RAC QGM and Special Resolution Meeting to vote on the Constitution changes. Aveo will confirm later.

New Bus

John Davies advised when negotiating for the current bus, the residents committee recommended a larger space for the wheelie walkers and smaller space for the luggage, but it was turned around to the opposite way. The bus had a larger space for luggage and a smaller space for wheelie walkers. Consultation broke down between the residents committee and Aveo who were organising the bus. We ended up with a bus that was totally different to what we'd asked for and negotiated.

CM, will obtain the design and send it to the residents committee to check that we are happy with it.

John Davies. As there have been huge changes in the numbers of people in the service department. It would be good to get a sit-down meeting with you, to explain how the place works, and keep me from bringing anything up at this meeting because there's quite a few things we can sort out in the group meeting between all of us.

CM, agreed and asked John to send him any topics that he wanted to discuss then he will finalise an agenda and arrange a meeting.

Bob Jack enquired when the power point's would be installed outside, and when would the fridge technician look at the bar fridge door that doesn't close properly. It stays open sometimes. CM, will arrange a fridge technician to service the fridge.

4. Business arising from previous Minutes

4.1 RAC Constitution Review

There are three questions to be voted on. (1) to lower the threshold for a quorum for QGMs and the AGM; (2) maximum term for executive committee members; (3) Is a rewording to remove any misunderstanding of whom is entitled to vote on constitutional amendments. This will go to a vote at a Special Resolution Meeting on Tuesday, 17th February.

John Weeden has accepted the position of Returning Officer and will appoint 2-3 scrutineers.

4.2 GST

The FAP is working with Aveo to resolve the long standing issue of GST application to certain categories of residents. The next update for the FAP will be on the 19th February, where we will be advised of what the Aveo Finance team have discovered so far through the historic examination of finance records and budgets. This matter is expected to take some time to finalise and we will update residents regularly as more information comes to light.

4.3 Chairmans Round Table

Chair, John Parsons advised he will be attending the Chairmans Round Table in Brisbane on the 11th February and has been asked to put forward 3-4 items for discussion between the other villages in AVEO and what are the pressing issues, one of which is GST and council rates concessions for lifetime leaseholders in villages is another.

5. Correspondence IN

Sam Denny tendered her resignation to Chair, John Parsons, as joint Social Coordinator.

Bronwyn Kennedy tendered her resignation to Chair, John Parsons as a Bar Volunteer and Meet and Greet Team member.

Anne Marshall enquiry to hold the Sconetime event.

Correspondence OUT

Chair, John Parsons accepted Sam's resignation and thanked Sam for her contribution.

Bar Coordinator, Bob Jack accepted Bronwyn's resignation and thanked her for her contribution.

Chair, John Parsons to respond to Anne Marshall.

6. Treasurer's Report for The Quarter October – December

A good quarter for revenue.

The Christmas party at the beginning of the month and New Years Eve function added to the revenue as well as a special occasion and the sale of Christmas raffle tickets.

Expenses were higher for this quarter as included the purchase of a new large Television and additional Christmas Decorations as well as extra purchases for the functions.

The bank account at the start of the quarter was \$23,462.00 with the closing balance as the end of December is \$20,431.25.

Total Assets at the end of December is \$28,736.41 compared to \$30,968.11 at the end of September.

7. Sub-Committee Reports

Bob Jack – Bar Co-ordinator.

Refer to Attachment 4 for Bob's Bar Co-ordinator Report

Sue Barden – Social Co-ordinator

PROPOSED EVENTS AND DATES FOR 2026

The events for next year have tentatively been booked in as follows:

26 Jan – Monday. Australia Day - Hazel & Denny organising

17th March – Tuesday. St Patricks Night at HH Sam Denny organising

16 April – Thursday. Garden Party – Hazel & Denny organising

25 April – Saturday. Anzac Day - RAC event

7 May – Thursday. Portofino Fashion Parade - Sue Organising

24 June – Wednesday. Gatsby Night - Sue organising

23 Sep – Wednesday. Pizza night plus music - Sue Organising

3 Nov – Tuesday. Melbourne Cup - Sam organising

11 Nov – Wednesday. Remembrance Day - RAC event

2 Dec – Wednesday. Christmas lunch - Sue organising

31 Dec – Thursday. NYE - Sue organising

APPROVED:

- Proposed Events and Dates for 2026
- **Bus Trip to Montville and Lunch at The Barn – Tuesday, 24th February.**
\$20 per person for the Bus. Lunch to be ordered and paid for by Residents at The Barn when they arrive.
- **St Paddy's Night –**
\$40 for nibblies.
- **Portofino Fashion Parade –**
One complimentary glass of bubbly per person. Approx. \$180.
- **Christmas Lunch –**
\$40.00 per person
2 bottles of complimentary wine per table. Approx. \$288
Nibblies \$150.

John Davies moved that all Event dates and Costs be approved for Event Proposals received.
Seconded by Bob Jack.

Events and Activities Calendar

CM, Cosimo Ronconi will continue to update the Events and Activities Calendar.
Residents planning to hold an Event must contact Isabelle for available dates. This is to ensure there is not a double up of events on the same day.

Refer to Attachment 5 for Sue's Social Coordinators Report.

8. New Business

8.1 ARQRV Rescom Meeting 3rd December.

Brian Palmer attended the ARQRV Rescom Meeting on the 3rd December.
Refer to Attachment 6 for Brian's Report.

8.2 Special Resolution Meeting/QGM Meeting - Tuesday, 17th February

John Davies agreed to manage the Sign in and put a team together.
Documents finalised and will be issued on Tuesday, 27th January.

Meeting closed at 10.40 a.m.

Next Geneal Meeting 24th March, 2026

ATTACHMENT 1 – COMMUNITY MANAGERS REPORT

Manager's Report – Resident Association Meeting

20 January 2026

Audited Accounts

At the Annual General Meeting on 27 November 2025, Aveo presented the Audited Financial Statements for the 2024–2025 financial year. During the meeting, questions were raised regarding the GST treatment for Leasehold and Freehold residents. Aveo's Finance Team has been actively working on this and met with the Residents' Sub-Finance Committee in December to discuss the issue. A follow-up meeting with the Sub-Finance Committee is scheduled for 19 February 2026, where the Finance Team will provide an update on the GST investigations and present the **Q2 Financial Report** (covering July to December 2025).

Village Staff Update

Andrew Atkinson: Joined on 2 December 2025 as Maintenance Officer, taking over from Mark Williams. Andrew has been doing exceptionally well and has already built strong rapport with residents and integrated seamlessly into the team.

Juan Rozo: After tendering his resignation in December, Juan's last day was 16 January 2026. He is relocating to Brisbane but will be fondly remembered for his passion for cooking and his dedication to the community.

Ann Goddard: Our long-serving Historic Chef has kindly agreed to assist during the transition period until a new Chef is hired. Ann has been an invaluable asset, and we are grateful for her continued support during this time of change.

Sharida Rundel: New Kitchen Assistant, starting 19 January. Sharida comes highly recommended by residents, and we are excited to have her join the team. She will mainly work Monday and Tuesday shifts but is available for additional shifts, including covering for staff on holiday.

Lee-Ann McHattan: It is with mixed emotions that we announce Lee-Ann's resignation, effective 23 January 2026. Lee-Ann has been with us for an incredible **13 years**, cleaning the Serviced Apartments and the Community Centre with energy, warmth, and good vibes. She will be missed by both residents and staff alike. Please join us for a farewell celebration to wish her all the best in her future endeavours.

Community Updates

Foxtel TV: New **Foxtel boxes** have been installed in the **Theatre Room** and **Dancefloor** area. Instructions on how to operate the new remotes have been provided for convenience.

New Carpet: Carpet installation throughout the Community Centre will take place from **2–6 February 2026**. During this period, please be aware that recreational activities may be temporarily suspended in certain areas due to the works. Our staff will be very busy managing the logistics and ensuring everything runs smoothly and safely. We ask for your understanding and cooperation during this time.

New Bus: Aveo has entered into a new lease for a **Mitsubishi Village Bus** (the same size and capacity as the current bus). The new bus will feature extra storage for wheelchairs, walkers, and grocery bags, as well as a safety step on the passenger door. The new vehicle is expected to be delivered in **March 2026**.

Coffee Machine: Starting **July 2025**, all residents contribute equally to the Repairs & Maintenance costs for the Community Centre, including the restaurant. Aveo will continue to cover the cost of replacement equipment and assets. **Coffee** is available for all residents of Independent Living Units and Serviced Apartment as part of the Resident Activities budget. Currently, the coffee machine provided by Aveo is a top-of-the-line **Nescafe** machine, fully automatic with self-cleaning capabilities. We are in discussions with Nescafe to replace it with a **grain-to-cup machine** for improved taste, though budget constraints have led us to explore alternatives from **Lavazza**

Solar Project: Aveo is proposing the addition of a **solar generation system** at the **Community Centre**. A Residents meeting is to be scheduled to discuss the proposal and the special resolution required for approval. The meeting notice is to be sent out at least 21 days in advance, and we are in the process of agreeing on a date with the **RAC** and **Body Corporate Committee**.

Bocce Court Umbrella: A new **umbrella** has been purchased for the Bocce Court. We are awaiting feedback from the players on its effectiveness, as it will offer much-needed shade during the warmer months.

EEVI Residents Emergency Details: As part of our annual update, we will be reviewing all **Resident's emergency details** provided to **EEVI Monitoring Service**. This information includes your personal health details, allergies, and emergency contacts. If you have had any recent changes to your health or contact information, please stop by to update it in person, or a member of our team will reach out to you over the next few weeks to ensure everything is current. Your safety is our priority, and we appreciate your cooperation in keeping your details up to date.

Carpet Cleaning: Scheduled for **Levels 1 and 2 on Thursday, 22nd January**, with **upholstery cleaning on the Ground Floor** planned for **Friday, 23rd January**. Cleaning will begin at **8:00 AM** each day, and there may be some noise. We apologize in advance for any inconvenience.

Cosimo Ronconi
Community Manager

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ATTACHMENT 2 – TREASURER’S REPORT - ROBYN PALMER

AVEO PEGEAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT - NOVEMBER 2025		
	MAIN ACCOUNT	IMPREST ACCOUNT
Balance at 1st November 2025	\$21,608.88	\$2,844.74
REVENUE		
Eftpos	2,157.45	
Cash	2,013.90	
Christmas Lunch Cash	840.00	
Christmas Lunch Eftpos	3,535.00	
Raffle Cash	525.00	
Raffle Eftpos	145.00	
FREE OF CHARGE		
Birthday Cards/Free Drinks	42.00	
Lucky Draw Wines	32.00	
Christmas Lunch Wine	309.00	
TOTAL RECEIPTS	9,599.35	0.00
PAYMENTS		
EPOSNOW	188.10	
Bar Purchases - Stock	2,717.16	
Library Books	257.00	
Daiso/Ice Buckets	52.80	
Bunnings	30.77	
Hazel/Bar Snacks		140.40
Aprons/Lemons		66.90
Christmas Decorations		197.94
Christmas Raffle		391.28
Christmas Lunch Decorations		247.61
Golden Roast/Christmas Lunch	4,625.50	
Tem Imports/Glasses	347.71	
Promotion Lucky Draw - Tuesday nights	32.00	
Promotion - Birthday Card Free Drinks	42.00	
Christmas Lunch Wine	309.00	
Coles/Cleaning Supplies	17.40	
TOTAL PAYMENTS	8,619.44	1044.13
Balance at 1st November 2025	21,608.88	2844.74
Plus Receipts	9,290.35	
Less Expenses	-8,619.44	-1044.13
Transfer Funds to Imprest Account	-1,075.00	1075.00
CLOSING BALANCE	21,204.79	2875.61
ASSETS		
Main Account	21,204.79	
Imprest Account	2,875.61	
Bar Float	250.00	
Bar Stock	5,239.79	
TOTAL ASSETS	29,570.19	

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FININCIAL STATEMENT - DECEMBER 2025		
	MAIN ACCOUNT	IMPREST ACCOUNT
Balance at 1st November 2025	\$21,204.79	\$2,875.61
REVENUE		
Eftpos - Bar	2,907.12	
Cash - Bar	1,349.15	
New Years Eve Function Eftpos	575.00	
New Years Eve Function Cash	230.00	
Raffle Cash	225.00	
Raffle Eftpos	115.00	
Special Occasion Eftpos	259.00	
Special Occasion Cash	100.00	
FREE OF CHARGE		
Birthday Cards/Free Drinks	81.00	
Lucky Draw Wines	42.00	
TOTAL RECEIPTS	5,883.27	0.00
PAYMENTS		
EPOSNOW	188.10	
Bar Purchases - Stock	2,566.25	
Library Books	126.00	
Christmas Decorations	37.19	
Bunnings	6.57	
Industry Kitchens/Trolley Wheels	36.08	
Aveo/Melbourne Cup Lunch	1,980.00	
Aveo/Remembrance Day Morning Tea	420.00	
Aveo/Christmas Lunch Service	400.00	
Microsoft Renewal	179.00	
Ebay/Trolley Wheels	94.62	
Officeworks/Toner		308.47
Promotion Lucky Draw - Tuesday nights	42.00	
Promotion - Birthday Card Free Drinks	81.00	
Woolworths/Coles/Christmas Function		93.90
Flyers New Years Eve		20.00
New Years Eve Balloons		18.00
TOTAL PAYMENTS	6,156.81	440.37
Balance at 1st December 2025	21,204.79	2875.61
Plus Receipts	5,883.27	
Less Expenses	-6,156.81	-440.37
Transfer Funds to Imprest Account	-500.00	500.00
CLOSING BALANCE	20,431.25	2935.24
ASSETS		
Main Account	20,431.25	
Imprest Account	2,935.24	
Bar Float	250.00	
Bar Stock	5,119.92	
TOTAL ASSETS	28,736.41	

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT FOR OCTOBER - DECEMBER 2025		
DETAIL	MAIN ACCOUNT	IMPREST ACCOUNT
Closing Balance 30 September 2025	23,462.00	2,984.50
REVENUE		
Bar - Eftpos	9,602.32	
Bar - Cash	4,619.55	
New Years Eve Function - Eftpos	575.00	
New Years Eve Function - Cash	230.00	
Raffle - Cash	750.00	
Raffle - Eftpos	260.00	
Christmas Lunch - Eftpos	3,535.00	
Christmas Lunch - Cash	840.00	
Special Occasion Eftpos	259.00	
Special Occasion - Cash	100.00	
Melbourne Cup Revenue	335.00	
FREE OF CHARGE		
Birthday Cards	179.00	
Lucky Draw Wines	110.00	
Christmas Lunch Wine	309.00	
TOTAL RECEIPTS	21,703.87	-
PAYMENTS		
EPOSNOW	564.30	
Bar Purchases - Stock	8,229.50	
Library Books	383.00	
Microsoft Renewal	179.00	
Aveo/Melbourne Cup Lunch/Remembrance Day	2,400.00	
Aveo/Christmas Lunch Service	400.00	
Ebay/Trolley Wheels	94.62	
Officeworks/Toner/Stationery	101.19	319.45
JB Hi Fi/New Television	3,384.99	
Hire Skip Bin	980.00	
Ice Buckets/Glasses	400.51	
Bunnings	37.34	
Bar Cleaning Supplies	17.40	
Christmas Lunch Wine/Christmas Raffle	309.00	391.28
Golden Roast/Christmas Lunch	4,625.50	
Christmas Decorations	37.19	574.33
Woolworths/Coles Christmas Function		93.90
Bar Snacks		140.40
Bar Apron/Lemons		66.90
Industry Kitchens/Trolley Wheels	36.08	
New Years Eve/Flyers/Balloons		38.00
Dizzy Spit Roast/Function April 2026	382.00	
FOC DRINKS		
Promotion Lucky Draw/Tuesdays	110.00	
Promotion/Free Drinks/Birthday Cards	179.00	
Christmas Wine for Tables	309.00	
TOTAL PAYMENTS	23,159.62	1,624.26
Balance at 1st October 2025	23,462.00	2,984.50
Plus Receipts	21,703.87	
Less Expenses	(23,159.62)	(1,624.26)
Transferred from Imprest Account	(1,575.00)	1,575.00
CLOSING BALANCE	20,431.25	2,935.24
ASSETS		
Main Account	20,431.25	
Imprest Account	2,935.24	
Bar Float	250.00	
Bar Stock	5,119.92	
TOTAL ASSETS	28,736.41	

ATTACHMENT 4- BAR CO-ORDINATORS REPORT – BOB JACK

December was a busy month for the Bar and Bar staff. The new format for the Christmas Lunch with 125 residents attending kept staff very busy.

New Years Eve was as usual busy, resulting in good bar sales. Overall bar sales remain steady. Thank you to all the Bar staff for their commitment to providing this service to fellow residents.

Crown Lager sales have fallen from our largest Beer sales to our lowest Beer sales to the point where I am the only one drinking it. So, I am putting it to residents to suggest a replacement full strength beer. As of now, Great Northern Crisp seems to be the front runner. I will canvas happy hour attendees.

During the replacement of the carpet in The Manor there should not be any disruptions to Happy Hour operations.

We look forward to seeing new patrons, regular patrons and patrons who used to come to Happy Hour.

BOB.

ATTACHMENT 5 - SOCIAL SUB-COMMITTEE

EVENT CO-ORDINATOR REPORT – SUE BARDEN

EVENTS REPORT – JANUARY 2026

Christmas Lunch – Wednesday, 3rd December

The Christmas lunch on December 3rd was a great success, with 125 residents attending. The Golden Roast provided a delicious traditional buffet-style two-course meal, and Cosi and his staff ensured quick service, receiving positive feedback from residents.

A group of residents led by John Davies performed carols at the start of the event. Due to its popularity, we plan to hold it again next Christmas; however, we will need to reconsider the pricing, as it proved to be over budget requiring the RAC and Aveo to fund the shortfall.

New Year's Eve - Wednesday, 31st December**

The evening was a delightful gathering, filled with lively dancing and fantastic music from the talented Ravie. It was wonderful to see residents come together for a contest that celebrated the best-dressed table, showcasing their creativity.

Table One emerged as the winner, earning a \$160 prize for a lunch for eight at Izzy Chai, along with premium wine generously donated by Margaret Van Der Meulen.

We hope to see Ravie again sometime this year. Will keep you posted.

Upcoming Events

Australia Day

Hazel & Denny are organising this event. All is well under control. The booking sheets are out, and bookings are strong. Closing date is Tuesday, 20th January.

Bus Trip – Tuesday, 24th February to Montville & The Barn on Flaxton

I received quotes from both Kangaroo Bus Lines and CDC Queensland. CDC Coaches have come in cheaper at \$704.00, with a comfortable 57-seater coach. The CDC bus can lower its steps, making it easy for our residents to get on board. There's also plenty of storage for walkers, and it comes with a handy handrail for added support. I've attached a photo for you to check out!

The itinerary will also have a 90-minute stop at Montville before going on to The Barn on Flaxton for lunch. Residents can pick from The Barn's delicious menu and pay on the day.

Portofino Fashions – Thursday, 7th May

Portofino Fashions has been booked for May 7th. There will be no charge to the RAC unless you would like to offer one complimentary glass of bubbles on the day. The fashion parade will feature 5 to 6 models and will begin at 10:30 am, lasting approximately 45 minutes. After the parade, the ladies in the village will have the opportunity to shop for Portofino fashions, which will be set up in the Manor. Portofino Fashions is also offering a \$50 lucky door voucher, which will be drawn on the day of the parade for the winner to spend.

ATTACHMENT 6 - ARQRV Meeting December 2025 - BRIAN PALMER

First presenter Deb MacDonald - Code Administrator National Retirement Code of Conduct briefly discussed purpose of Code to formalise standard in operation and marketing of Retirement Villages.

It is a voluntary code and AVEO is a signatory to the Code. Outlined the processes for a complaint and how they are handled. There are 110 Operators, 860 Villages and in 5 years they have received 38 complaints all of which have been resolved.

Deb advised that in 2026 she is looking to visit more Villages on a regular basis to meet with all parties and discuss the Code.

Next presenter was Kath Harvey from the Dept of Housing - Regulatory Services. Presentation was focused on Residents in Retirement Villages understanding their contracts particularly in regards to any capital gains entitlements, renovation costs and exit fees that are applicable . Kath stressed of informing family members and any other beneficiaries of these conditions.

Also, the procedures in regards to Valuations either arranged by the Operator or the resident or beneficiaries.

An issue was raised by Carlyle Gardens Bargara regarding the reclassification of rates for Retirement Villages. Their local Council has changed their rating which meant an increase of a 139% in their rates. They are still disputing the increase, however they had to pay the increased amount. Apparently, a number of Councils have changed their rating on Retirement Villages.

The third presenter, Danielle Lim a solicitor specialising in retirement issues advised that these changes are an industry wide issue and Operators are extremely concerned about the change in the ratings structure applied by some Councils.

Danielle sits as the Chair of a subcommittee set up by the Property Council of Australia which is focused on the issue of rates and rebates. Looking to present one united front to obtain consistency in the rating structure.

A discussion was held regarding resident committees and their purpose, none of which held any relevance to our committee structure.