

# AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

Committee Meeting, Tuesday, 24<sup>th</sup> March, 2026, Meeting Room,  
The Manor

## MINUTES

Meeting opened at 8.54 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.

Apologies. None

#### Definition:

"The Committee" means: The Residents Association Committee.

### 2. Confirmation of previous Minutes

John Davies moved that the previous Minutes be accepted.  
Seconded by Ray Larke.

### 3. Present by Invitation

#### Community Manager's Report

Community Manager (CM), Cosimo Ronconi arrived at 8.54 a.m. and addressed the meeting, via CM's report, and left the meeting at 10.20 a.m.  
Refer to Attachment 1 for Community Managers Report.

CM, advised he is buying 2 more umbrellas for the Bocce Court.

#### Recycle Bins.

CM, responding to an email from Trevor Davis. It is about educating residents separating rubbish and putting rubbish in the right bin. Especially, putting food into the recycle bin because the recycle bin only gets picked up every two weeks and by that time the waste is fly blown, and also putting cardboard boxes in the general waste bin instead of the recycle bin.

Another issue that has been brought to the RAC's attention is the unsatisfactory disposal of sanitary material, i.e., incontinence pads, not being securely sealed in a bag and also deposited in the wrong bin.

CM, advised he will invite a member of staff from the Sunshine Coast Council Waste Transfer Station for an Information Session about Recycling Waste and the proper and safe use of bins at one of our meetings and post signage in the waste enclosures.

Refer to Attachment 2 for email from Trevor Davis.

**John Davies** enquired about the location of the Remote for the large TV. It is currently kept at Reception, but when there are no staff at Reception, i.e., after hours, residents cannot get the Remote. CM agreed to keep the remote in the drawer underneath the TV.

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

##### **4.1 GST Update**

Chair, John Parsons reported FAP have not received a response from Aveo. CM will try to have a response to FAP by this Friday, 27<sup>th</sup> March. In the meantime FAP are preparing a briefing note for the ARQRV and will meet with them to brief them on how they can be of assistance to us in this matter. It is very disappointing that Aveo Corporate have not acknowledged the email of a suggestion to obtain further specialist external advice after a month.

What we are able to ascertain is that there may be anomalies, errors or omissions on how Aveo have treated leaseholders in the GST calculation and that could go back a number of years and that could involve a considerable sum of money. It is a complex area of tax law and tax interpretation. But, we feel we need some expert assistance.

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

Email from Sue Barden on behalf of Barbara Tuckfield and the Art Group.

Email from Trevor Davis re Recycling Bins.

Refer to Attachment 2.

Report from Richard Fullford from RCB and DADF re Insurance.

Refer to Attachment 6 for the Report.

#### **Correspondence OUT**

Email to Sue Barden and the Art Group.

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

Refer to Attachment 3 for Financial Statement.

Bar Revenue was less than previous months, which was expected as no functions were held in February.

The Bus Trip was well supported with revenue covering the cost of the bus hire.

Bank account balance at the start of the month was \$24,495.13 with a closing balance at the end of the month of \$22,853.53.

Total Assets at the end of February - \$29,832.94

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

##### **Bob Jack – Bar Co-ordinator.**

Nothing to Report

## **Sue Barden – Social Co-ordinator**

Refer to Attachment 4 for Sue's Report.

### **Garden Party, April:**

Change of cost p.p. from \$20 to \$25. Note: Cost for Guests not allocated.  
\$140.00 requested for provision of desserts.

Bob Jack moved to increase the cost p.p. from \$20 to \$25 and \$140.00 for desserts.  
Seconded by Brian Palmer.

### **Change of date for Fashion Parade from 7<sup>th</sup> May to 28<sup>th</sup> May.**

Approved.

### **Great Gatsby, June, approve cost p.p.**

Approved \$45.00 p.p. and \$50.00 p.p. for Guests.

John Davies moved to approve \$45.00 p.p. and \$50.00 p.p. for Guests.  
Seconded by Ray Larke.

### **NYE – Entertainment. Ravie \$1000.**

Approved.

Treasurer, Robyn Palmer moved to approve Ravie \$1000 for NYE.  
Seconded by Bob Jack.

### **September, Pizza Van**

Fees for quality Entertainers, i.e., Darrin Leigh \$750 for September Pizza night.  
Approved.

Brian Palmer moved to approve Darrin Leigh \$750 for September Pizza night.  
Seconded by Treasurer, Robyn Palmer.

## **8. New Business**

### **8.1 ARQRV Rescom Meeting February 2026.**

Brian Palmer attended the ARQRV Rescom Meeting.  
Refer to Attachment 5 for Report.

### **8.2 Report from Richard Fullford – re resident Consulting Group (RCG) of the Discretionary Aggregate Deductible Fund (DADF).**

Refer to Attachment 6 for Report.

### **8.3 RAC Letterbox.**

The RAC has been using vacant Serviced Apartments Letter Boxes. All Serviced Apartments are now occupied. The RAC needs to have a permanent letter box. Chair, John Parsons to speak to CM, Cosimo Ronconi, to discuss a solution.

### **8.4 Projects and costs.**

8.4.1 John Davies moved to spend up to \$6000 for the following items.  
Seconded by Ray Larke.

- New Chairs for the Art Group. 6 @ \$199 each = \$1194.  
Cost to be shared by CM and the RAC.

- Beer Garden Heaters. \$1887.30.  
CM advised he will chase up installation of the the external Power Points. Not a cost for RAC.
- CM also advised he will organise a ceiling fan to be installed above the Bar. Not a cost for RAC.
- Beer Garden 2 more tables and 8 chairs. \$3013.00  
CM advised Aveo will pay for the 2 tables \$1346.32 and the RAC will pay for the 8 chairs \$1617.68 plus freight.

#### **8.4.2 EPOSNOW POS Bar Service**

To speed up service and operating convenience for the bar volunteers an additional Screen and cash drawer is required for the Bar.  
Screen approx. \$499.00. Cash Drawer \$99.00

Additional Card Reader monthly rent approx. \$39.00.  
Prices to be confirmed.

John Davies moved to approve \$600 to improve bar operations.  
Seconded by Ray Larke.

NOTE: Secretary, Sharon Jack has sourced a 2<sup>nd</sup> hand screen and cash drawer and is negotiating a price to buy. EposNow advised, our Standard Licence will increase by approx. \$29 per month to add another device.

#### **8.4.3 Community Kitchen.**

Increase crockery and cutlery to adequately cover catered events. Prices to be obtained.

Increase Cutlery: Hazel Birang V61 applied to purchase 50 knives, forks and spoons for the Garden Party approx. \$100.  
Approved.

John Davies moved to approve approx. \$100 to purchase 50 knives, forks and spoons.  
Seconded by Ray Larke.

Lock cupboards. Approved.

Cupboards storing crockery and cutlery for events are to be locked. However, there will be sufficient cutlery and crockery accessible in unlocked cupboards for various activity groups to use during their daily activities. The reason for locking the cupboards again is that residents are borrowing items, not recording them in the book provided and then not returning them.

#### **8.4.4 Alterations and Extensions to the Bar**

Bob Jack has been liaising with a contractor who has done fit outs for several pubs on the north coast, and he has confirmed \$60 - \$70,000 would most likely be sufficient but would require more detail of the materials be used for the fit out before an estimate can be provided. Bob has to investigate the location of plumbing and services pipes and conduits.

#### **8.4.5 Beer Garden Roof**

Bob Jack to provide a copy of the Quote to the Community Manager.

#### **8.5 Easter HH**

The Manor Bar will be closed 3<sup>rd</sup> April, Good Friday.

The Manor Bar will open for EASTER HH Thursday, 2<sup>nd</sup> April. Easter Eggs will be distributed for bar patrons at this HH.

Chair, John Parsons to manage the purchase of Easter Eggs up to \$500 for which we will request some assistance from Aveo to the tune of \$250

Secretary, Sharon Jack moved to approve \$250 for Easter Eggs.

Seconded by Brian Palmer.

#### **8.6 Anzac Day**

Bob Jack requested \$540 for morning tea for Anzac Day and \$100 for the wreath.

Treasurer, Robyn Palmer moved to approve \$540.00 for morning tea and \$100 for the wreath.

Seconded by Brian Palmer.

#### **8.7 QGM April 21 2026**

John Davies advised he will organise the Sign In Team for the QGM and manage the Sign In.

**Meeting closed at 11.16 a.m.**

**QGM 21<sup>st</sup> April 2026**

**Next General Meeting 12<sup>th</sup> May, 2026**

# **ATTACHMENT 1 – COMMUNITY MANAGERS REPORT – COSIMO RONCONI**

## **GST Update**

At the Annual General Meeting held last November, Aveo presented the audited financial statements for the 24/25 financial year. During this meeting, questions were raised regarding the GST treatment for both Leasehold and Freehold residents.

Aveo's Finance Team has been actively reviewing this matter and has met with the Residents' Sub-Finance Committee in December and again on 19 February 2026. Updates on the ongoing GST investigation were provided at both meetings, and the review is still in progress.

The Committee has requested that Aveo:

- Prepare and circulate a calendar outlining the timing of quarterly finance review meeting
- Provide regular financial reporting packs
- Continue to update the Sub-Finance Committee on the progress of the GST matter.

## **Village Staff Update**

- Robyn Upton joined the team on 23 March 2026 as a full-time Domestic Attendant.
- Nicole Atkinson joined the team on 23 March 2026 as a casual Food & Beverage Assistant.
- Annaliza Bado has been appointed as Chef Manager and will commence in mid-April.
- Chef Ann Goddard is assisting during the transition period until Annaliza commences.

## **New Carpet**

The new Carpet installation was completed in February as a Capital Reserve Fund expense, and we have received very positive feedback from residents.

## **New Village Bus**

Aveo has entered into a new lease for a Mitsubishi village bus, similar in size and capacity to the current vehicle. The new bus will include additional storage for wheelchairs, walkers, shopping bags and a safety step at the passenger door. Delivery is expected this week.

## **Coffee Machine Upgrade**

Aveo has signed a new agreement with Nescafé to replace the existing coffee machine with a grain-to-cup model, providing improved coffee quality and Coffee Consumption levels in line with the current budget.

## **Solar Project**

Aveo is proposing the installation of a solar generation system at the Community Centre. A residents' meeting is proposed for **28 April 2026** to present the project and the special resolution required for approval. Residents will receive formal notification at least 21 days in advance.

## **Service Apartments Forum**

A forum was held on 2 March 2026 focusing on:

- Fire alarm procedures
- Building evacuation processes
- Emergency preparedness

The next forum will be scheduled following the commencement of the new Chef Manager and will focus on food services, providing residents with an opportunity to share feedback and expectations. A copy of the presentation is available to residents upon request.

## **Medical Emergencies Information Session**

An information session was held on 3 March 2026 and was open to all residents. Key topics included:

- The importance of activating the EEVI emergency device
- Wearing the emergency pendant (wristbands are now available for purchase at reception for \$25)
- Keeping personal emergency information up to date and relevant forms.

The session also included a presentation by resident Sam Danny, who was the promoter of this session and shared her personal experience during a medical emergency, offering practical insights. A copy of the presentation is available to residents upon request.

## **Bowling Green Maintenance Update**

Custom Court Construction has completed the annual cleaning, including shampooing and treatment of the bowling green, at a cost of **\$2,400.00**.

The algaecide treatment requires time to take full effect and address the black staining currently visible around the perimeter edges of the court. The contractor has advised that an annual application alone is not sufficient to maintain the surface in a mould-free condition.

Based on their experience at other villages, they recommend implementing a **quarterly algaecide treatment program** to achieve and maintain better results. This would incur an additional cost of **\$1,800.00 per remaining quarters**.

## **Nole Beardwood Room Dedication**

We have been considering a meaningful way to honour our former colleague, Nole Beardwood, who passed away one year ago. Nole made a significant and lasting contribution to our community and was highly respected by residents, committees, and staff. He remained dedicated to his role until his final days.

In recognition of his service, we will be naming the meeting room the “**Nole Beardwood Room.**” The recent refurbishment of the space, including new carpet and a television, makes this an appropriate time to install a commemorative sign. To mark the occasion, a small gathering will be held on 25 March 2026. Nole’s wife, Tracy, and their daughters, Piper and Sienna, will be in attendance. We have also invited a small group of current and former staff, along with past and present Chairs of the Residents’ and Body Corporate Committees.

## **ATTACHMENT 2 – CORRESPONDENCE IN**

From: trdavis@bigpond.com  
Sent: Thursday, 19 March 2026 12:04 PM  
To: rapscs.secretary@gmail.com  
Subject: Recycle bins

Sharon,

My attention has been drawn to the lack of attention to what is placed in the rubbish bins around the village and talking to the gardeners and some other residents it is common to all areas here. Could this be a topic promoted by the residents’ association committee at the next QGM.

My observation is that not only are the yellow and red bins filled with the wrong items, but they are often smelly and fly blown due to open plastic wrappings.

Also, the gardeners have placed small crates in the bin enclosures with the aim of separating returnable drink containers from the rubbish, so that container refunds can be claimed. I’m not aware of who is doing the claiming.

I reckon that raising awareness and an education program across the village of how the bins should be filled will be of benefit to all of us and to the wider community.

Blair Clifford has recently visited the council office at Maroochydore and obtained copies of their posters, showing the differences between the red and yellow bins. I’ve given these to Bob J for the committee to see. It is possible that the council will send a rep to talk to us all about the bin system. Please consider how this matter can be communicated effectively to all residents, for our mutual benefit.

Trevor

From: Sue Barden  
Sent: 12.03.  
To: Secretary RAPSCC

Dear Sharon,

Barbara Tuckfield has requested that I contact you regarding the need for five to six new office chairs for the art room. The current chairs, which have been reliable, are now unstable and no longer serve their intended purpose, as they can no longer be easily adjusted for height.

For the RAC's consideration, I have provided a link to a quote for suitable chairs. The other options we reviewed were more costly, and many included armrests, which are not appropriate for our needs.

Pago Matrix Advance Medium Back Heavy Duty Chair -  
Black <https://www.officeworks.com.au/shop/officeworks/p/pago->

We kindly ask that the RAC consider this request and look forward to your response. Thank you for your attention to this important matter.

Kind regards,  
Sue Barden  
on behalf of Barbara Tuckfield

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

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT - FEBRUARY 2026		
	MAIN ACCOUNT	IMPREST ACCOUNT
<b>Balance at 1st February 2026</b>	<b>\$24,495.13</b>	<b>\$2,026.92</b>
<b>REVENUE</b>		
Eftpos - Bar	2,143.28	
Cash - Bar	1,502.80	
Bus Trip - Cash	500.00	
Bus Trip - Eftpos	460.00	
<b>FREE OF CHARGE</b>		
<b>Birthday Cards/Free Drinks</b>	48.00	
<b>Lucky Draw Wines</b>	56.00	
<b>TOTAL RECEIPTS</b>	<b>4,710.08</b>	<b>0.00</b>
<b>PAYMENTS</b>		
EPOSNOW	188.10	
Bar Purchases - Stock	2,558.00	
Library Books	157.80	
Mahjong Tables	205.90	
Amazon/Cushions for Foyer		147.96
Temu/April Games Day tablecloths		146.49
Daydream Furniture/Repair Chairs	500.00	
Golden Roast/deposit for Christmas Lunch	350.00	
Lions/Australia Day BBQ	300.00	
CDC Bus Service/Bus Trip	704.00	
Noosa Wholesalers/Glasses	18.88	
Payment to Aveo/Breadrolls/Lunch for Raffle Winner	265.00	
<b>FOC DRINKS</b>		
Promotion Lucky Draw - Tuesday nights	56.00	
Promotion - Birthday Card Free Drinks	48.00	
<b>TOTAL PAYMENTS</b>	<b>5,351.68</b>	<b>294.45</b>
<b>Balance at 1st February 2026</b>	<b>24,495.13</b>	<b>2026.92</b>
<b>Plus Receipts</b>	<b>4,710.08</b>	
<b>Less Expenses</b>	<b>-5,351.68</b>	<b>-294.45</b>
<b>Transfer Funds to Imprest Account</b>	<b>-1,000.00</b>	<b>1000.00</b>
<b>CLOSING BALANCE</b>	<b>22,853.53</b>	<b>2732.47</b>
<b>ASSETS</b>		
<b>Main Account</b>	<b>22,853.53</b>	
<b>Imprest Account</b>	<b>2,732.47</b>	
<b>Bar Float</b>	<b>250.00</b>	
<b>Bar Stock</b>	<b>3,996.94</b>	
<b>TOTAL ASSETS</b>	<b>29,832.94</b>	

## **ATTACHMENT 4 - SOCIAL SUB-COMMITTEE**

### **EVENT CO-ORDINATOR REPORT – SUE BARDEN**

#### **Bus Trip to Montville and Lunch at The Barn**

On Tuesday, 24th February, Ray Larke organised a bus trip to the picturesque town of Montville and went on afterwards to lunch at The Barn on Flaxton. A total of 48 residents joined the excursion, and as we sift through the photos and lively comments, it's evident that everyone had a fantastic day surrounded by scenic views and great company.

#### **The Great Gatsby Night – Wednesday, 24<sup>th</sup> June**

This event promises to be a fun-filled evening for residents, their friends, and family, featuring dinner and dancing. We have chosen a theme for the night, inviting everyone to embrace the spirit of the Roaring Twenties. However, this is optional; residents are welcome to come as they are; the choice is theirs!

We have booked the talented Maurice Milani to entertain us throughout the evening for a fee of \$400. Additionally, we are just waiting for confirmation from The Golden Roast for catering a two-course dinner for the evening and will confirm once they get back to me. Unfortunately, emails are not their forte!

#### **New Year's Eve Celebration**

We are seeking approval from the RAC to bring back the beloved performer Ravie to help us ring in the New Year. He has quoted a fee of \$1000 for his performance, and it promises to be a night filled with joy, laughter, and celebration.

## **ATTACHMENT 5 - ARQRV Meeting February 2026 - BRIAN PALMER**

First Presenter Kim Teudt – Chair of The Qld Committee of the Property Council  
Discussed the issue of Commonwealth Rental Assistance and the advocacy work they are doing around this issue.

They have made the following three recommendations to the Government.

- \* Review of the CRA program

- \* We want to allow single homeowners who right size to own assets of \$550,000 before their age pension comes into their capital with an equivalent increase to the threshold for couples.

- \* We want to remove the purchase price threshold for age pensioners who right size into Retirement Villages to allow access to the CRA consistent with eligibility to residents in other senior communities such as land lease and manufactured homes. Currently the threshold is only \$268,000.

Second Presenter – Danielle Lim a solicitor specialising in retirement issues.  
Number of discussion points, however the one relevant to us is the work the Property Council is doing in relation to the reclassification of rates for Retirement Villages applied by some Councils and the increases in rates as a result of the reclassifications. Six local government areas are responsible for 75% of all Retirement Villages in Qld. Currently focusing on these six areas and obtaining as much information to present to these Councils.

At present not all Councils are currently reclassifying Villages, however the Property Council wants to be proactive in this matter.

A number of issues were raised by particular villages, none of which related to us.

**ATTACHMENT NO 6 – RICHARD FULLFORD DADF REPORT.**

**RESIDENT CONSULTING GROUP (RCG) OF THE DISCRETIONARY AGGREGATE DEDUCTIBLE FUND (DADF)**

**Report by Richard Fullford to the Body Corporate and Residents, Association Committees of the RCG Meeting held on 10 February 2026**

**Introduction**

For those unfamiliar with the DADF and the RCG please see the Background I've included at the end.

**Meeting Report**

The latest meeting of the RCG was held on 10 February and the main points are:

- The 2024/25 DADF has now closed. All claims have been settled but the fund has not yet been audited. However, a surplus of around \$295K will roll over to the 2026/27 DADF. The rollover skips a year, because this year's fund is already established before the previous year is closed.
- At 31 January the 2025/26 DADF (i.e. with 4 months of the "insurance year" to go) has a surplus of around \$110K and this is likely to be exhausted before the closing date of 31 May. There will be zero to minimal surplus funds to transfer to the 2027/28 year. There have been four significant events that have consumed nearly 70% of the fund:
  - o Storm damage at multiple villages on 26 October
  - o Storm damage at multiple villages on 24 November
  - o Storm damage at multiple villages on Christmas Day
  - o A burst pipe in the ceiling of an apartment in a high-rise complex.
- Recent claim activity will impact the premium for next year, but it is a "soft" market and Aveo is still a very attractive risk to insurers due to the success of the fund. This helps to keep premiums competitive and get the best outcome for Aveo and all the communities.

**IMPORTANT INFORMATION FOR RESIDENTS  
CONTENTS INSURANCE**

During the meeting, the Aveo Insurance Manager emphasised that the Aveo Insurance does NOT cover floor coverings such as floating flooring, vinyl flooring and carpets. Residents need to make sure that their Contents Insurance covers this.

If you need to have your contents coverage reviewed, you could contact Affinity Insurance Brokers on 1300 423 063 or via a dedicated portal for Aveo residents at [www.affinityib.com.au/aveo](http://www.affinityib.com.au/aveo). Affinity is not associated with Aveo and checking with them is entirely the residents' choice. Affinity can assist with calculating the amount of contents cover required and can obtain several quotes for residents.

## Claims History

Peregrin Springs Country Club has not made many claims and no high value claims. While this helps us when the individual risk assessments for each village are made, a single large storm or fire event could easily change this.

To provide an indication of what category of claims are consuming the fund, the table below shows the percentage of the DADF by Category across all villages for all years:

Category	%	Remarks
Storm Damage	50%	Falling trees, wind, hail, storm water. The percentage is understandable with Cyclone Alfred and last year's storms.
Burst Pipe	21%	You can see why the flexible pipes are part of our maintenance inspections.
Fire	12%	eScooter and BBQ fires.
Water Damage	11%	Internal plumbing problems - taps left on, leaking toilets.
Impact	4%	Cars and trucks impacting garages, fences & gates.
Blocked Drains	3%	Sewer and storm water drains.
Accidental Damage	0%	Smaller claim from contractor damaging fire sprinkler.
Electrical Damage	0%	Smaller claims from lightning strike.

## Background

### The Discretionary Aggregate Deductible Fund (DADF)

The Aveo DADF was established in 2023 to keep insurance for participating Aveo villages affordable.

The DADF works by establishing an annual fund (currently \$1.5M) with a trust deed. The fund pays out against "smaller" claims (currently up to \$350K per event). Larger claims go through to the insurer and all claims if the fund is exhausted. There is a \$10K excess per insurance event except for a "named cyclone" event where it is \$50K. A claim against the fund from multiple villages can mean that each is only liable for a portion of the excess, where the damage is the result of the same event. E.g. damage from the storms in November 2025. The fund covers from 1 Jun to 31 May the next year. This approach was adopted because without some action "our" (i.e. Aveo) retirement villages might become uninsurable.

### The Resident Consulting Group (RCG)

The RCG was established to offer counsel to the DADF Management Committee with 12 resident members. Interested residents with requisite experience nominated for the role. Not all Aveo villages are represented but our village is.

The RCG:

- represents the collective concerns and interests of the residents in decisions related to the Fund
- helps identify and analyse risks that could potentially impact the fund or its stakeholders, and to suggest mitigative measures.
- serves as the conduit for information flow between residents and the Management Committee, ensuring that residents are well-informed and their concerns are adequately addressed
- offers feedback and suggestions related to the fund's operation and effectiveness, which will then be reviewed and acted upon by the Management Committee

Please contact me at [richard@fullford.au](mailto:richard@fullford.au)(preferred) or 0412 447 236 if you want further information.