

AVEO PEREGIAN SPRINGS RESIDENTS' ASSOCIATION

**Committee Meeting, Tuesday, 26th May, 2026, Noel Beardwood Room,
The Manor**

MINUTES

Meeting opened at 10.02 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

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 and Assistant Community Manager, Isabelle Jones arrived at 10.02 a.m. and addressed the meeting, via CM's report, and left the meeting at 10.37 a.m.

Refer to Attachment 1 for Community Managers Report.

4. Business arising from previous Minutes

4.1 Beer Garden upgrade – Case for an All Weather Shade Structure

Bob Jack presented the Case for an All Weather Shade Structure for the Beer Garden Area to the Committee. The Committee unanimously voted in favour of further refining the concept and presenting it to the residents at the next QGM.

4.2 GST Update

Chair, John Parsons advised there have been three meetings since the 19th December, 2025, and some progress has been made going forward. From July 1, the GST errors will be corrected. We haven't actually seen the numbers yet for historical years from say 2016, but we are hoping to see them in the next couple of weeks. That is as far back as we have gone so far.

4.3 Beer Garden Heaters

Bob Jack advised the Committee the outdoor heaters have been installed and are being appreciated by residents attending HH on cooler nights. A Master switch is being installed by the Electricians so that anyone can turn the heaters and lights off at one switch.

4.4 Community Kitchen

Refer to email from Diane Giles, Kitchen Co-ordinator to increase crockery and cutlery to cater for Events, Attachment 4.

John Davies moved that funding be approved to the value of \$462.90 for cups, saucers, side plates and teaspoons. Seconded by Ray Larke.

4.5 RAC letterbox

The RAC now has a dedicated RAC letterbox. It is positioned on the end of the bank of SA letterboxes in the Entry to The Manor. Thank you to CM, Cosimo Ronconi for his prompt attention to this matter and installing a letterbox for the RAC.

5 Correspondence IN

Refer to Attachment 2.

Email from Sue Barden and the Art Group. Thank you.

Richard Fullford Report - Resident Consulting Group (RCG) of the Discretionary Aggregate Deductible Fund (DADF) – 21 April 2026 Meeting. Copy of Report available on request.

Email from Sam Denny for funding for a Score Board for Bocce Court. Refer to Point 8.5.

Email from Geoff Barden re the Village Bus.

Correspondence OUT

Refer to Attachment 2

Email to Geoff Barden re the Village Bus.

6 Treasurer's Report for April, 2026. Robyn Palmer

Refer to Attachment 3 for Financial Statement.

Bar revenue higher due to the revenue from the Garden Party.

An enjoyable day was had by everyone, although there was a loss for the day as 76 guests paid for the lunch and payment to Dizzy Spits was for 85 guests.

The bank accounts are holding steady. The main account at the start of April was \$19,914.86 with a closing balance of \$19,383.64.

Two outdoor tables and eight outdoor chairs were purchased.

New chairs were purchased for the Art Room.

Bar Stock value is \$3845.17.

Total Assets at the close of April are \$26,299.11.

7 Sub-Committee Reports

Bob Jack – Bar Co-ordinator.

Refer to Attachment 4.

Sue Barden – Social Co-ordinator

Refer to 8.4 Proposal for Entertainment at HH.

NOTE: Hazel and Denny Birang have advised they are reducing their commitments and will not be organising future Australia Day and Garden Party Events or decorating the Christmas Tree and The Manor at Christmas time. Hazel and Denny will continue to provide “nibblies” at HH and hold their Jazz Junction afternoons.

Secretarial Note: On behalf of the RAC and the residents, I would like to sincerely thank Hazel and Denny for all their hard work and effort in making these Events a success and decorating the Christmas Tree and The Manor.

If any residents are interested in taking up these commitments, please contact the Secretary.

Diane Giles - Kitchen Co-ordinator

Refer to 4.4 and Attachment 4.

8 NEW Business

8.1 ARQRV Zoom Meeting 29th April. Brian Palmer.

Refer to Attachment 5 for Brian’s Report.

8.2 AGM.

Date for the next QGM followed by the AGM will be the 7th July, 2026, commencing at 2.00 p.m. in The Manor. Nomination Forms for Committee positions will be delivered to letterboxes about the 16th June.

8.3 Community Club Licence

Secretary, Sharon Jack, advised the Queensland Government has extended the Statement of Regulatory Intent regarding Community club visitation until March 31, 2027. Accordingly, we will not be pursuing changing our current Subsidiary On Premises Licence to a Community Club Licence.

8.4 Entertainment at Tuesday Happy Hour.

After discussion, the Residents Association Committee voted not to approve paid entertainment at an Extended Happy Hour Event.

However, an Extended Happy Hour utilising the large TV and suitable apps for entertainment was approved by the Committee.

This arrangement will be evaluated on a trial basis to gauge the popularity of the TV and to assess the capability of the new TV and its apps to provide music and Karaoke features. (which were two of the many reasons that we decided to purchase the TV initially). We will advise you when the first trial will take place.

The RAC encourages Residents to use the new TV for their entertainment, sporting events, etc. at any time. Guidelines and information for operating the TV will be provided by the Secretary and kept in the drawer under the TV. If intending to hold an event during or after Happy Hour, please liaise with the Bar Coordinator, Bob Jack.

8.5 Sam Denny (V142) Score Board for Bocce Court

Refer to email from Sam Denny Attachment 2 Correspondence In.

Brian Palmer moved to approve funding for the purchase of a Scoreboard for the Bocce Court to the value of \$550.00. Seconded by Bob Jack.

Meeting closed at 11.58 a.m.

Next General Meeting 16th June, 2026

ATTACHMENT 1 – COMMUNITY MANAGERS REPORT – COSIMO RONCONI

Manager's Report

Resident Association Meeting – 26 May 2026

GST Update: Aveo's Finance Team has been actively reviewing this matter and has met with the Residents' Financial Advisory Panel and Body Corporate Committee. Updates on the ongoing GST investigation have been provided during meetings, and the review remains in progress.

Village Staff Update

- Belle Cundiff will join the team on 1 June 2026 as a Service Coordinator, working Friday, Saturday, and Sunday shifts to cover the vacancies left by Amber. Amber will remain with the workforce on a casual contract to assist with annual leave coverage for other staff members.
- Cosimo Ronconi, Community Manager, will be on leave from Saturday 30 May and will return to work on 22 June 2026. Isabelle Jones, Assistant Community Manager, will oversee the day-to-day village operations during his absence.

New Village Bus: Aveo has entered into a new lease agreement for a Mitsubishi village bus, being the same brand and model as the previous vehicle. The new model features one rear door instead of two, making the loading of wheelie walkers more difficult. We are currently liaising with the leasing company regarding internal modifications to the storage area to improve storage capacity and provide safer handling for operators.

Coffee Machine Upgrade: Aveo has signed a new agreement with Nescafé to replace the existing coffee machine with a new grain-to-cup model, providing improved coffee quality while maintaining coffee consumption levels in line with the current budget. Nestlé is currently arranging installation of the new machine.

Solar Project: Residents voted on this motion on 28 April 2026, with 120 votes in favour and 19 against. Further updates will be provided once the supplier confirms the installation dates. Thank you to all residents who attended the presentation and voted on this important project.

Service Apartments Forum: A forum is scheduled for Friday 28 May 2026, focusing on:

- Introducing the new Chef Manager, with a focus on food services and providing residents with an opportunity to share feedback and expectations.
- Parking and charging facilities for mobility scooters within the Manor.

Bowling Green Maintenance Update: A work order has been issued to Custom Court Construction for the six-monthly algae treatment of the bowling green, scheduled for July 2026, in line with the village budget.

Resurfacing of the Manor Entry (Mailboxes): Higgins repainted the floor in May. The cost of approximately \$3,000 was covered by Aveo.

Slip Treatment of Tiled Areas Outside the Manor (Bowling Green Side and Garden Patios): Works will commence on 27 May and will be carried out by ACQ. The cost of approximately \$9,000 will be covered by Aveo.

Additional Umbrellas: The Community Manager purchased two new portable outdoor umbrellas in May. The cost was covered by Aveo.

New Chairs for Art room: The Community Manager purchased 3 new chairs as requested. The cost was covered by Aveo.

New Cushions – Morning Tea Area: The Community Manager purchased new cushions for the Morning Tea Area in May. The cost was covered by Aveo.

Installation of New Roof Access System to the Manor: Works will commence on 8 July and will be carried out by Height Dynamics. The cost of approximately \$24,000 will be covered by Aveo.

Fall Prevention Session: A Fall Prevention Session was conducted in May and received very good resident participation. The session was presented by Leo from the Physio Bunker and provided residents with very useful tips and practical strategies to help reduce the risk of falls and improve overall safety and wellbeing.

Electrical upgrade, Bar outdoor area: Nicklin electrical has completed the electrical upgrade of the outdoor area. The cost of approximately \$8,500 has been covered by Aveo.

Waste Disposal: The bins were professionally cleaned and disinfected in May, and liner bags have been fitted to the general waste bins to assist in keeping them clean and hygienic. A resident information session was conducted by a Council Officer in May regarding correct waste disposal and recycling practices. Although attendance was low, all residents who attended found the session very useful and informative. Council stickers have now been installed on all bins to assist residents with more accurate waste sorting and recycling practices. We encourage all residents to do their part in helping maintain the bin areas clean and ensuring rubbish is sorted appropriately. Council waste and recycling brochures are also available for residents to collect from Reception.

Cosimo Ronconi

Community Manager

ATTACHMENT 2 – CORRESPONDENCE IN

Art Group

Dear Cosi and the Residents Association Committee,

On behalf of Barbara Tuckfield and all of us who enjoy the art room, I just wanted to send a heartfelt thank you for the wonderful new chairs. They're so comfy and have truly made our time there much more enjoyable!

I think we might even be producing better art because of them !!! 🥰

Thanks again for your support. We really appreciate it!

Kindest regards
Sue Barden

Bocce Court Scoreboard – Photo available on request

I write on behalf of the bocce players to request funding from The Residents Association for a scoreboard. We tested a bowls rink one and its works very well for us. I have found a local supplier and the cost is \$550.

I have attached a photo which has details of the company. We do understand this will be weighed against other requests and priorities.

Kind regards

Sam Denny@142

Village Bus - Photos available on request

Subject: Concerns and Suggestions Regarding the New Bus Solutions

Dear Sharon, Bob, John & Cosi

Thank you for taking the time to meet with me to discuss the problems that I, and any other bus drivers, and our resident passengers are having and the possible solutions that can be implemented.

I would like to express my genuine enjoyment in driving the bus and my commitment to continuing my volunteer role in this capacity.

Upon reflection, it appears that insufficient consideration was given to the selection of the bus design. I believe the design should accommodate the following essential factors:

1. Adequate loading space and accessibility for the driver to load wheelie walkers and shopping bags.
2. Safe egress and exit points for both drivers and our elderly passengers in the event of an emergency.
3. Minimisation of injury risk to the driver when loading wheelie walkers and shopping items.
4. Implementation of double rear doors, or a single rear door that lifts up.
5. Enhanced comfort and safety standards for elderly passenger seating.
6. Removal of cage next to driver and replaced with the original passenger seating.

I recognise that addressing these concerns may entail additional costs; however, the necessity of rectification significantly outweighs any financial implications. Given that the bus is leased, I propose that the leasing company should explore feasible options that would not impose excessive financial burdens.

I have attached photographs documenting the injuries I have sustained while driving and loading the bus for your review.

I would also like to emphasise that the leasing company's suggestion of retrofitting a tow bar attachment type step with may not be the optimal solution.

I think a cheaper and more suitable solution would be a foldaway step

I believe it would be advantageous to consult with an engineering firm to provide a quotation for modifications. This is crucial to ensure that, in emergencies, passengers—predominantly elderly and frail individuals—are not required to jump or climb approximately one meter to the ground.

Additionally, this adjustment would allow drivers to access the steps, facilitating proper storage of walkers and shopping items.

Furthermore, I recommend re-evaluating the passenger seat situated next to the driver. It would be more beneficial to replace the current unsightly and impractical cage with a functional seating option. I am eager to participate in discussions aimed at modifying the bus to ensure it meets operational effectiveness and passenger safety standards.

When the Manager initially informed me of the acquisition of a new village bus, I was sincerely delighted. However, I had mistakenly assumed that the new bus would share a similar configuration with the previous model. Regrettably, I find myself disappointed with the current design, as it raises significant concerns regarding its operability for drivers.

I kindly leave it to the Committee and management to deliberate over potential solutions. I am more than willing to contribute my extensive experience in bus operations and to share ideas for consideration, should the need arise.

Thank you for your attention to this matter. I have included photographs of the bus seats, injuries incurred, and associated loading challenges for your consideration.

Kind regards
Geoff Barden

CORRESPONDENCE OUT

Hi Geoff,

Thank you for your correspondence of May 20 on your reported difficulties and suggested remedies on the new Village Bus.

Your concerns were tabled at the RAC meeting held on May 26 whilst the Community Manager was present.

Your considerable experience in bus operations and your passion for volunteering to drive the bus for residents is noted and appreciated by the Committee.

The Committee and the Community Manager discussed the situation and resolved the following:

- a) The design features of the new bus have both desirable and less than desirable elements to them. For example, as you have already noted the steps and handrail are an excellent improvement in passenger safety especially for seniors. On the flipside, access around the rear section of the bus is not so good.
- b) The leasing arrangements are locked in for the next five years so we will need to make them work as best we can.
- c) The Community Manager has committed to working with the leasing company to engineer appropriate modifications to improve the situation.
- d) He has also committed to having these designs reviewed by you, Bob Jack and myself before any final decision is made.
- e) The Community Manager has also committed to getting assistance/help for the driver for stowing and retrieving shopping bags and wheelie walkers when required.
- f) In the meantime, the number of wheelie walkers on any trip will be capped at three to maintain a level of safety when manoeuvring these devices in and out of the bus.

It is acknowledged that the situation should not have gotten to this stage, however we have to deal with the situation as best we can. The committee is indebted to you Geoff for bringing this to our attention and we hope the situation is resolved without further delay.

Regards,

Sharon Jack

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ATTACHMENT 3 – TREASURER’S REPORT - ROBYN PALMER

AVEO PEREGIAN SPRINGS RESIDENTS ASSOCIATION		
FINANCIAL STATEMENT - APRIL 2026		
	MAIN ACCOUNT	IMPREST ACCOUNT
Balance at 1st April 2026	\$19,914.86	\$2,960.73
REVENUE		
Eftpos - Bar	3,153.01	
Cash - Bar	2,016.70	
Garden Party - Cash	725.00	
Garden Party - Eftpos	1,175.00	
Aveo/Payment for Christmas Lunch	1,500.00	
FREE OF CHARGE		
Birthday Cards/Free Drinks	46.00	
Lucky Draw Wines	56.00	
TOTAL RECEIPTS	8,671.71	0.00
PAYMENTS		
EPOSNOW	188.10	
Bar Purchases - Stock	2,054.68	
Library Books	140.00	
BBQ Galore/Heater Parts	179.95	
Bunnings/Parts to setup heaters	117.30	
Epos/New Terminal	570.90	
Cutlery for Kitchen	220.60	
Flax Flowers/Anzac Day Wreath	100.00	
Dizzy Roasts/Garden Party Lunch/Balance payment	1,773.00	
Daydream Leisure/Outdoor Tables/Chairs	3,013.00	
Officeworks	5.50	
Ebay/Parts to setup Heaters	37.90	
Officeworks/Chairs for Art Room		656.95
Garden Party/Expenses		82.48
FOC DRINKS		
Promotion Lucky Draw - Tuesday nights	56.00	
Promotion - Birthday Card Free Drinks	46.00	
TOTAL PAYMENTS	8,502.93	739.43
Balance at 1st April 2026	19,914.86	2960.73
Plus Receipts	8,671.71	
Less Expenses	-8,502.93	-739.43
Transfer Funds to Imprest Account	-700.00	700.00
CLOSING BALANCE	19,383.64	2921.30
ASSETS		
Main Account	19,282.64	
Imprest Account	2,921.30	
Bar Float	250.00	
Bar Stock	3,845.17	
TOTAL ASSETS	26,299.11	

ATTACHMENT 4 - SUB-COMMITTEE REPORTS

BAR CO-ORDINATORS REPORT – BOB JACK

April was a business as usual month for the Bar with the Garden Party the only Event requiring the bar to be open.

The new Heaters to the outdoor bar area are installed and have been operating for a few Happy Hours for which the warm blooded Patrons are grateful.

There are some technical issues to sort out to make the Heaters more user friendly which will be addressed some time soon.

Bar sales are good for this time of year and considering the amount of rain we have had.

Look forward to seeing you at Happy Hour

Bob Jack
Bar Coordinator

EVENT CO-ORDINATOR REPORT – SUE BARDEN

Refer to 8.4 Proposal for Entertainment at HH.

KITCHEN CO-ORDINATOR – DIANE GILES

At the last Anzac Day when morning tea was served not all attendees stayed. We were lucky that in the end we had only 6 cups and saucers left that weren't used.

If in future we have more people stay on Anzac Day and Remembrance day we will have insufficient cups and saucers.

There have been no additional cups and saucers purchased since the refurb which was 8 or 9 years ago and I am not sure whether lot 3 was even completed at that stage.

CURRENT STOCK (as at 9/5/25)

Cups	100
Saucers	93
Side Plates	78

I have been to Sibleys on Rene Road to source more crockery and was hoping to get our stocks to 150 of each but unfortunately cups and saucers come in boxes of 48 and they wont split a box.

I am **requesting approval** to purchase the following:-

Cups 1 Box (48)	\$158.40
Saucers 1 Box (48)	\$122.76
Side Plates 12 Boxes (6/box)	\$142.80 # (12x11.90)
1.9	
Tea Spoons (box 10 doz)	\$38.94

Cost for 1 box of 6 is \$14.85 but they said we would be looking at \$11.90 discount price because of quantity buying.

Total cost for above purchase \$462.90

Hoping this receives a favourable consideration at your next meeting and with kitchen cupboards being locked it is pleasing to note that items are not "walking"

Regard

DIANE GILES
KITCHEN COORDINATOR

MEET AND GREET – GARY SMITH

Since the last QGM in February, there have been 8 new arrivals, 3 in the Manor, and 5 in the Villas at large. All the Meet and Greet team have shared the enjoyable 'task' of meeting and greeting our new arrivals. As always, our new neighbors have had an explanation of our Activities and Events. We are pleased to report that all new residents have seemed to fit in well in our Community. It is pleasing to see that many of the new Arrivals have started to join various groups, and attended Happy Hours, the recent Bus Trip, and it is great to see that the new Manor Residents have bonded with each other very quickly.

We would urge any new and indeed older residents to contact any of our Team, Leonie (in the Manor) Mobile 0450175437, Prue Mobile 0408745454, Carolynn Mobile 0404592570, or Gary Mob

ATTACHMENT 5 - ARQRV Meeting April 2026 - BRIAN PALMER

ARQRV Meeting 29/4/2026

Judy Mayfield was the sole presenter and the meeting covered the Residents Committee Best- Practice Checklist which is a document found on the ARQRV website.

The checklist is primarily aimed at new committees, however could still be used to assess strengths and identify improvement areas of existing committees.

I have just listed the headings below for each section on the document

1. Governance and Structure
2. Meetings and Procedures for Residents General Meetings
3. Communication and Engagement
4. Documentation and Record-Keeping
5. Financial Oversight
6. Relationship with the Operator
7. Complaints & Issue Resolution
8. Community Building
9. Compliance & Continuous Improvement.

There are numerous items under each of the above headings which set out procedures that are recommended to be followed.

I have not set out these items in the report, however would just say that we adhere to the items on the Checklist.