

Bellarine Springs Residents Association

MINUTES

Committee Meeting – Wed 13th March 2024

Meeting Room

Present: Steve Merriman, Rick Goss, David Gilbert, Sue Kuter, Jayne Huson, Judy Benbow, Delia Jenkins, Glynis Jones

Apologies: Peter Guerin

Meeting Start: 10:00 am

Chair:

1. Apologies & quorum
2. Declarations of Conflict of Interest
3. Correspondence

Received:

Judith Way asked if management could look into the health of the trees given recent falls. I have added this to the advisory meeting questions.

Email enquiring if residents would be interested in aura photos?

Fiona asking if the 17th July is Ok for the View club event (Smith Family) and about potential residents attending the monthly morning tea.

Sent:

Replied to Judith saying we will pass her concern onto Management.

Replied to Fiona that the View Club is a great event and we will need to discuss costing for the morning tea issue.

Motion: The Committee has agreed that any guests attending the monthly morning tea that have purchased a unit do not need to be subsidised however potential purchasers are to be covered by \$5.00 per head.

Moved: Jayne Huson Seconded: David Gilbert

4. Minutes of previous meeting (*previously circulated*)

a. Moved to accept Minutes: Rick Goss Seconded: Delia Jenkins

b. Business Arising from Minutes

Fish van is booked. Email gone out to residents to remind them it's this Friday.

Bush Balladeer is booked and sign-up sheet is out. Payment details have been organised.

5. Treasurer's Report - Rick Goss

a. Financial Report, including current balance (*circulated*)

This month's report shows a surplus of **\$512.44**. Bar income has again been strong with good numbers attending Sundowners and Happy Hour with the "Blokes, Belles and Billiards" sessions also contributing good sales. Expenditure was mainly associated with supplying the monthly Dim Sims and the replenishment of various kitchen consumables.

March will see the BSRA funding pizzas in conjunction with our St Patrick's celebrations on Fri 15th March, and also paying for the Bush Balladeer (Don McQueen) coming to entertain us on the 17th March. I am anticipating next month will probably report a deficit.

You will note in the accompanying Financial Report Summary the 'Year to Date' shows a deficit of \$1,020.02. This should not be a matter for concern. At last year's AGM we reported a surplus of over \$3,000 for the year. My aim this year is to reduce the amount of funds we will roll over into the following year thus delivering a deficit at the next AGM. To achieve that we shall need to spend more than we receive in income. There is only so much 'equipment' we can purchase for the village so this year we have focused on returning funds to residents through either fully or partially funding social events and activities. Examples of these include the monthly Dim Sims, occasional Pie and Pizza Nights, visits by entertainers (e.g. The Bush Balladeer) and the Christmas Lunch and Dinner. The BSRA are always open to suggestions on equipment or other social activities that may be worthy of support.

Non-Bar Expenditure

- Dim Sims & Catering Supplies	\$ 106.80
- Morning Tea & Catering Supplies	\$ 187.30
- Drill Bits for Workshop	\$ 120.00
- Workshop Magnets	\$ 63.56
- Kitchen and Catering Supplies	\$ 101.85
- Replacement Name Badge Magnets	\$ 40.00
	\$ 619.51

Financial Report as of 29th Feb 2024

Date	Current Month 1st Feb - 29th Feb	Year to Date 1st Jul - 29th Feb
Income		
Bar Sales	\$2,570.05	\$22,887.91
Social Events	\$0.00	\$4,111.16
Internal Transfers - In	\$1,000.00	\$8,000.00
Morning Teas/Catering	\$0.00	\$0.00
Fundraising - In	\$0.00	\$4,503.10
Interest	\$5.32	\$66.63
Misc. Income	\$70.90	\$1,728.92
	\$3,646.27	\$41,297.72
Expense		
Bar Purchases	\$1,514.71	\$14,654.29
Social Events	\$163.56	\$9,282.66
Internal Transfers - Out	\$1,000.00	\$8,000.00
Morning Teas/Catering	\$295.56	\$1,455.74
Fundraising - Out	\$0.00	\$4,509.00
Activity Group Funding	\$120.00	\$1,020.67
Stationery & Admin.	\$0.00	\$91.25
Equipment Purchased	\$0.00	\$2,918.84
Misc. Expenses	\$40.00	\$385.29
	\$3,133.83	\$42,317.74
Summary	\$512.44	-\$1,020.02
A/C Balances as of 29th Feb 2024		
Cash - Bar A/C		\$1,024.30
Cash - General A/C		\$5,774.12
Cash - Petty Cash		\$41.90
Cash - Bar Float		\$40.00
		\$6,880.32
Assets - Bar Stock		\$1,045.81
Overall Financial Position		\$7,926.13

Moved to accept Report: Treasurer: Rick Goss Second: Judy Benbow

6. Committee Reports (*Available for Review in Google Docs*):

a) President's Report - Steve Merriman

Since the last meeting there have been a few events on, including the Bingo Night, which was well attended. Then we had the Birthday/ Morning Tea. There was a Village Outing to the Photography Exhibition and lunch at Sailors Rest which was well attended and enjoyed by all. Next we had a talk by Sonya from Hello World about a cruise on the Murray Princess, culminating with Christmas in July. A new group was formed, called the Singles Group which already has quite a number of residents and had a successful outing. Good luck to Gayle McNiece for taking on the Footy Tipping.

I've noticed that there have been a lot of new social events being organised by Residents other than the Committee, which I think is great. So on behalf of the Committee I would like to thank all those involved and let's see more residents getting involved.

b) Secretary's Report - Glynis Jones

After the overwhelming response by residents showing interest in having the Jenkin and Sons Fish Van visit I contacted Jess and I am happy to report that the van will be visiting us March 15th and April 12th at this stage. Due to Easter these were the only dates she had available. We will keep you informed for future dates when we receive them. Cash and Eftpos are acceptable payment methods.

Thanks to Kent for giving this the go ahead and to Meagan for creating a flyer.

Just a reminder to residents that we are looking for requests for funding. Please, if there is anything you need (not personally!) let the Committee know.

c) Bar Report - David Gilbert

Bella and her father made their first bottle pick up and supplied three all weather crates for the next collection. This was completed and another three empty crates were left. The refunds she collects will be retained by her to offset some school costs. I wish to thank Bill Johnsen for his prior collections and advise that the refund dockets were used to purchase soft drinks from Coles.

Volunteering has slowed due, in part, to people being away, but there is a need to attract a wider cohort of people happy to put in a shift once a month.

The cans of 'Hard Solo' donated by a resident have all been sold and as I understand, enjoyed by those purchasers. However, it will not become a regularly stocked item.

Initial investigations into new bar fridges reveal the cost for a single unit, not including delivery which is around \$200, is from \$700 upwards and for a double upwards of \$900.00. Three door units start from \$1,150. Investigations are ongoing. I have spoken to Steve and he is sure space can be made for them by taking away the shelving near the glass washer and building a low plinth, similar to the existing one.

Sales were 10% higher than the previous February and purchases were up 6%. Stock was almost identical. 36% of sales were via the Square.

Sales \$2,584.05

Purchases \$1,513.51

Stock \$1,045.81

***David looking into new fridges and placement in the bench. Type and costing to be determined.**

d) Welcome Group Report

There has been no finalised new sales however many homes are on hold awaiting financial approval.

- ❖ Alf and Alice Thistlewaite have moved their furniture into 13 Harrison Rise and will be returning mid March.

Morning tea was once again well attended and thanks to Jayne and all the 'chefs' who supplied and prepared all the food and cleaned up.

e) Social Activities including upcoming events - Sue Kuter

A while back some people wondered where our Summer was, it might have been late (according to some) but it is in full swing to be sure!!

Our pool has been helping to keep residents cool.

Hello World visited our village on the 28th February. Sonja presented their Christmas in July cruise on the Murray river to a full house in the theatre. Of course Hello World has many other trips to offer so if you missed the session and are interested then pop up to their office in Drysdale. Hello World give a generous donation from sales back to the BSRA.

Thursday 14th March.

Fyansford Paper Mill visit organised by our extra curricular outings group. Village bus leaves at 9.30am sharp.

Friday 15th March.

St Patricks Day Pizza night at happy hour. Names should already be on the sign up sheet!!

Sunday 17th March.

The Bush Balladeer entertains us from 2-3pm. Bring a plate, be prepared to kick your heels up and have FUN.

Diary Dates - to name a few, other events in the process of organising.
Hopefully, something for everyone including more music and food!!

Sunday 21st April

Paella and band (Pickled Onion Band). \$15 per head. To be confirmed.

Tuesday 30th April.

Betty McGrath will present her Fifth Avenue Jewellery collection in the community centre from 10.30am - 12noon

Tuesday 21st May

Jill's Comfort Shoes winter collection

Tuesday 2nd July

Cabella Mia fashions winter collection

f) IT/Communicatons Report - Delia Jenkins

A little quiet for activities prior to this meeting but a lot of preparation for a busy couple of weeks ahead. Sign-up sheets needed for the very popular Village Outings, St Patricks Day Happy hour special, VIP Series and The Bush Balladeer.

2 new membership sign-ups, welcoming Charles and Diane Irons and Derek and Kathleen Hawkrige. We currently have 268 active members (41 past members).

There is a lot of activity on the residents Facebook page. Residents sharing some beautiful holiday destinations, group outings and the always popular reposts of 'funnies' and endearing images and messages as well as questions, help needed and items for sale. A new facebook group has been formed by Peter Noble for those who would like to join in the fun of Glamping (caravan, motorhome or camper trailer required). Search for Bellarine Springs Glampers.

g) Management Report

Operations & Maintenance

- Fire service contractor monthly inspections carried out
- Emergency light testing detected one fault with light to community centre - replacement order
- Windows cleaned on the Pavilion & Community Centre
- Completed stage 1 garden bed mulching
- Completed 90% of Stage 2 front garden beds mulched
- Stage 1 & 2 backfilled soil level drops around paths, driveways and roadway

Compliments/complaints

None to report

Hazards

none

Insurance claims

No claims this month

Construction/Development

Stage 10 – site works have started and 2 frames up on units

Sales

Stage 8: 11 out of 13 units with reservations

Stage 9: 7 out of 12 units with reservations

Financials are being completed

7. Requests for Funding

a) None Received

8. Other business

- a) Update on BSRA Website - Rick showed the Committee the website to date which is looking very good.
- b) New Payments Box - will have more sections for individual events.
- c) Payment for maintenance from Management. Look over the service booklet, update it and get information out to residents that there are people in the village willing to offer assistance.
- d) Fish van organisation. Email stating the Committee organised this.
- e) Date for Paella Night? - TBC
- f) Easter - Hot Cross Buns - Delia. Hot cross buns and raffle on 29th March.
- g) Secretary for April - Delia has offered as I am away.
- h) Concern on Emergency Buttons not being responded to. Press and hold the button down firmly. Will take this to the advisory meeting as there have been several occasions when there has been no reply.
- i) Donation of Flags - Thanks to Linda and Gavin. To be documented.
- j) How did the first talk for the VIP Series go yesterday? - well done to Rod and Steph for their organisation and presentation.

9. Meetings with management

Committee to nominate at least 2 Committee members and suggest a third person to attend the next Management Meeting.

10. Next Committee Meeting

Wednesday 10th April.

Meeting Closed:

Meeting Closed: 11:25

I confirm these Minutes are a true and correct record of the meeting of 18th January 2023.

Signed: Date:

(Mr Steven Merriman, President, Bellarine Springs Residents Association)

BSRA ADVISORY Meeting of 29/02/24- Questions

Matters Previously Raised

Solar Panels

Solar Panel process is being managed by Geoff Reeve. At present it is believed no power is being generated from the installed panels. Unsure what the issues are.

Ramp to Replace Step outside Workshop

Item will be removed from the agenda. The solution will be to provide keycard access to side door when funds allow.

New Questions

Service Fee and Electricity Bill Issues

Management acknowledges the significant concern this issue caused. Correct procedures were not followed in 3 areas. Remedial actions took longer to action than ideal because of the need to liaise with all the banks before refunds could be processed.

Community Centre Facilities Insufficient to Cater for when Village is Full

Management recognises there may be times in the future when the Community Centre may struggle to accommodate all residents' needs on a few occasions during the year. While the issue is recognized there are no easy solutions. Some limited expansion of the Community Centre may be possible utilising the area where the putting green is and to make better use of the deck area but these are not actively being investigated.

Kitchen Door Left Unlocked at Night

Kent to check who has a key to that door and update processes to ensure someone checks the door before they leave each night.

ACTION LIST

Agenda Item	Action	Responsible Person
Resident request to check trees due to the recent fall of 2.		
Emergency Response Buttons not responded to on 2 occasions.		
Recognition of residents who have passed away.		