

Bellarine Springs Residents Association

MINUTES

Committee Meeting – Wed 8th May 2024

Meeting Room

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

Apologies: Sue Kuter

Meeting Start: 10:00 am

Chair:

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

Received:

Email from Judith Heard re pendant failure.

Email from Fiona RE: Club Italia - with flyer attached..

Request from Fiona re a representative from the Queenscliff Historical Society - Glynis to follow up.

Sent:

Replied to Judith saying we would discuss the issue again and pass it onto Management.

Replied to Fiona that we would look into it.

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

a. Moved to accept Minutes: David Gilbert Seconder: Judy Benbow

b. Business Arising from Minutes

Fish and Chip night - 19th July. Book for this night. Check what information they need prior.

Food handling courses. Remind participants to do this and aim to have them completed by the next month's meeting.

Bar fridges - Choice of fridges discussed. David to choose and follow up re electrical work.

To be completed by the end of June.

5. Treasurer's Report - Rick Goss

This month's report shows a surplus of **\$523.23** which is in line with expectations. The Paella Lunch and Dinner on 21st April provided additional bar sales which boosted this month's income.

Resident payments towards the Paella Lunch and Dinner \$1,182.36, where the cost of the Paella's was \$1,461.00. The BSRA's subsidy was \$278.64.

With just 2 months remaining in this financial year, I am happy to report the BSRA's finances are in good shape. So far we have spent nearly \$3,000 on various items of equipment, financially supported our Interest Groups to the tune of over \$1,000 and spent over \$12,000 on Social Events, being either partially or wholly subsidised. This has only been possible by the surplus generated from bar sales which have been running ahead of budget. With your continued support, we hope to continue subsidising events and equipment purchases to this level in the next financial year.

Non-Bar Expenditure

- Morning Tea & Catering	\$ 115.12
- Hot Dogs & Rolls	\$ 151.59
- Bingo Prizes	\$ 22.00
- Paella Lunch & Dinner	\$1,461.00
- Anzac Day Catering	\$ 29.90
	\$1,779.61

Financial Report as of 30th April 2024

Date	Current Month 1st Apr - 30th Apr	Year to Date 1st Jul - 30th Apr
Income		
Bar Sales	\$2,541.97	\$28,152.87
Social Events	\$1,182.36	\$5,513.52
Internal Transfers - In	\$1,000.00	\$10,000.00
Morning Teas/Catering	\$0.00	\$0.00
Fundraising - In	0.00	4503.10
Interest	\$6.16	\$78.72
Misc. Income	\$147.00	\$2,155.87
	\$4,877.49	\$50,404.08
Expense s		
Bar Purchases	\$1,574.25	\$18,189.65
Social Events	\$1,664.89	\$12,604.20
Internal Transfers - Out	\$1,000.00	\$10,000.00
Morning Teas/Catering	\$115.12	\$1,667.86
Fundraising - Out	\$0.00	\$4,503.10
Activity Group Funding	\$0.00	\$1,020.67
Stationery & Admin.	\$0.00	\$91.25
Equipment Purchased	\$0.00	\$2,918.84
Misc. Expenses	\$0.00	\$532.68
	\$4,354.26	\$51,528.25
Summary	\$523.23	-\$1,124.17
A/C Balances as of 30th Apr 2024		
Cash - Bar A/C		\$753.92
Cash - General A/C		\$5,928.45
Cash - Petty Cash		\$41.90
Cash - Bar Float		\$40.00
		\$6,764.27
Assets - Bar Stock		\$1,178.00
Overall Financial Position		\$7,942.27

Moved to accept Report: Treasurer: Rick Goss Second: Delia Jenkins

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

a) President's Report - Steve Merriman

On the Friday at Happy Hour we enjoyed hot dogs which went down very well. Thanks again to the BSRA and the workers in the kitchen.

Paella day

The Paella lunch and dinner were enjoyed by about 80 residents. Thanks to Rod, Robyn and the BSRA for organising the event and we have nothing but positive feedback.

Anzac Day

There were about 70 residents who enjoyed a scrumptious morning tea which was organised by Jayne and Sue and of course with their trusty helpers.

The morning tea was followed by a flag raising ceremony to commemorate those who served and are serving in our armed forces. Thanks to Judith and Geoff for organising the event and also to Jean for the reading of the RSL speech outlining the significance of ANZAC Day.

Workshop

Just a reminder that when using the Workshop you must **SIGN IN** when using or borrowing any equipment.

Events

Just another reminder that after any event held in the C.C. or the Pavilion the tables must be cleaned and floors vacuumed by the persons using them. They are not cleaned by the cleaner and should not need to be done by other residents. Also when using plates or cups anytime other than a big event, they are to be placed in the dishwasher in the hallway next to the activity station - not in the dishwasher in the KITCHEN.

Website

Hopefully by now you have had a look at our new BSRA website. This will be your GO-TO spot to find out details about village activities and events, check out who can help you if you need some support or to provide help to others. Also documents are available on line such as funding requests and current minutes. Thanks to Mel and Rick for all their work getting this up and running. The link is www.BSRA101.org.

b) Secretary's Report - Glynis Jones

A big thank you to Delia who stood in for me as Secretary last month while I was overseas. I was lucky enough to spend some time in Siem Reap where I lived and worked for a couple of years. My Rotary Club is currently raising money to build a library and technology centre in one of the village schools where I worked so I went out to check its progress which is coming along really well. We still need \$10,000 for books and computers.

I am very pleased to see the response by residents to the many activities being offered by the BSRA as well as resident groups. I know my diary is never lacking something to do and I hope you're enjoying the vast choices of activities and outings being offered.

Finally, even though the AGM is some time away yet, if you think you might like to become involved as a Committee member don't forget you are more than welcome to sit in on a meeting.

c) Bar Report - David Gilbert

A number of new volunteers reported for duty this month with some actually coming back for more! However, we could always do with more, so encourage residents to put their name on the bar volunteer list which is displayed on the front counter top.

Research into new bar fridge(s) is ongoing. I believe we need a two door unit, which will mean we can dispense with the old style white model, resulting in a total of four (two singles and a double). Management have agreed to the purchase, but have insisted they arrange the electrical installation which is necessary to avoid possible overload of the existing single circuit.

The prices of the models being reviewed range from \$1050 to \$1250 plus delivery (around \$100 to \$200). If we can source a unit locally, then alternative transport can be discussed.

Sales	\$2,472.00
Purchases	\$1,574.00
Stock	\$1,178.00

d) Welcome Group - Judy Benbow

Things have been relatively quiet over the last month or so but we would like to welcome the following new residents:

- Frank and Lynette Chrichton at 9 Harrogate Lane and
- John and Leena Naylor at 11 Harrogate Lane.

I also delivered welcome packs to Alf and Alice Thistlethwaite.

e) Social Activities Report - (Including Upcoming Events) Sue Kuter

One could mistake our beautiful retirement village for a Kindergarten or primary school the way some people behave. PLEASE, do not take it upon yourself to CROSS (scribble) OUT anyone else's name on sign-up sheets. It is very frustrating trying to organise functions when sign-up sheets resemble a London Road Map.

That's my grumble for the month and on a happier note MOST people in the village enjoy the many and varied activities on offer.

The Paella lunch and dinner sittings were well attended. The Fifth Avenue Jewellery morning saw quite a few ladies pick up some beautiful items. A lovely necklace was donated to the BSRA for us to use as a raffle later in the year.

May calendar events include:

Tuesday 21st May. Jill's Comfort Shoes. 10.30am

Sunday 26th May. The Pickled Onion Band. Live music 2-5pm

This is a free event. Bring a plate of food to share and wear your dancing shoes.

Diary Dates:

Friday 21st June. From 6pm. Winter solstic evening when you will be able to purchase a delightful meal from “The Spud Van”. Warm yourself up by the fire pit.

Tuesday 2nd July. Cabella Mia Fashions presenting their winter range of clothing.

Congratulations to the many and varied organisers and participants of the social and sporting events that take place in the Village. These seem to be going well. MOST people are happy to enjoy the company of others in a similar situation. We have all worked so hard during the earlier part of our lives, now wishing to live in peace and harmony.

Enjoy the leaf fall that comes with the cooler weather.

g) IT/Communicatons Report - Delia Jenkins

Many flyers have been created for upcoming events and I have been added as an administrator for the website so that I can upload flyers for events and activities without having to send them through to Rick.

We have had 3 new membership registrations from Gerry and Annette Doolan and Johanna Veldhuizen. Stages 8 and 9 are slowly filling up and it won't be long before we have residents sign up from Stage 10.

h) Website Report - Rick Goss

Since being rolled out on Sunday 14th April the BSRA website has been very well received with many positive comments and a few suggestions being received. A few small updates were made after a few days to fix up minor issues, such as poor contrast between text and background, and changes to contacts in the Activities section. A week after roll-out, a number of more substantial updates were made:-

- a) Reduced the size and content of the Welcome message
- b) Introduced a BSRA News section on the Home page which scrolls into BSRA Events
- c) Introduced a ‘Services Required’ section to complement ‘Services Offered’ under the Helping Each Other tab. Here residents can list services or items they are in need of

I am very pleased the Services Offered section has already drawn out offers from 7 people willing to provide a service, but I am sure there are more out there.

Statistics:

Between 14th and 30th April there have been 418 Site Sessions (number of times someone has accessed site) and 231 Unique Visitors (residents). One surprising statistic is the mix of devices used to access the website, 108 residents accessed via a desktop/laptop, 115 via a mobile and 8 via a

tablet. This is less tablets and more mobiles than I expected, and it means future website design needs to take into account the 'mobile' view.

Many residents have now had a look at what is available. The challenge now is to get as many as possible to return on a regular basis and on that aspect we need to ensure regular new content is provided and existing information is maintained.

So where to now? There is a lot more functionality we could build in, but we need to ensure any new functions are things our residents want and will use.

7) Management Report - Kent Hodgson

Village Operations & Maintenance

- Fire service contractor monthly inspections carried out.
- Tennis court and bowling green algae spraying completed.
- Pool boiler – replaced ignition rod & sensor.
- Starting stage 3 mulching in April.
- Replaced rower in Gym.

Compliments/complaints

None to report

Hazards

none

Insurance claims

No claims this month

Construction/Development

Stage 10 – site works have started roofing works on multiple units

Sales

Stage 8: 11 out of 13 units with reservations

Stage 9: 7 out of 12 units with reservations

Stage 10: 1- 4 out of 9

8. Requests for Funding

a) None Received

9. Other business

- a) Bellarine Springs Draft Budget - Discussed
- b) Paid Social Events - payments are made and event organiser to create a list of paid participants for larger events. More details to follow.
- c) Composition of BSRA Committee for next year. Who intends to re-nominate? A number of current members are standing down so need some interested residents to step forward.
- d) Question: Why does the BSRA Committee need to consist of exactly 9 members? Can this be changed? Follow up with Judith re constitution.
- e) Line marking for pickleball. Follow up re interest and possibility.
- f) Fundraiser for domestic violence victims. Leaving it as toiletries and a tin for monetary donations. Looking at October for an event.

10. Meetings with management

Committee to nominate at least 2 Committee members and suggest a third person to attend the next Management Meeting on May 23rd.

Rick and Jayne

11. Next Committee Meeting

June 12th - 10am

Meeting Closed: 11:20

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 18/04/24- Questions](#)

Matters Previously Raised

Solar Panels

No change from last month. Panels on the 15 houses installed so far are connected and producing power. Equipment required to monitor usage will now be implemented once the panels on Stage 10 houses are installed.

Health of Trees

Kent has contacted an arborist to check the health of our trees, however his quote of \$25 p/tree and requiring a minimum number of trees to inspect was considered too much. Seeking alternative options.

Budget

Draft budget presented. Details to be discussed at next BSRA committee meeting.

New Questions

Pickleball Line Markings

Maintenance needs to be performed on the tennis court in the near future, this will require the sand to be topped up and levelled. This sand is not conducive to a pickleball bouncing correctly. An alternative option being considered is to utilise part of the bowling green. A trial needs to be conducted to ensure pickleball usage will not damage the bowling green surface. Kent to contact Brenda to organize a test.

2 nd Pool Table

While not opposed to having a 2 nd Pool table management consider the Community Centre is not currently configured to allow a 2 nd table without impacting some of the existing amenities. If the Community Centre were to be enlarged at some point then perhaps this issue could be revisited.

Replacement Bar Fridges

Management are not opposed to an additional fridge but query the need to keep the back fridges locked when bar unattended. If left unlocked one could be used for more soft drink storage thus reducing the need for a 2 nd or double door fridge. Any electrical work would need to be performed by a village approved electrician.

ACTION LIST

Agenda Item	Action	Responsible Person
Pendant issue - Judith Heard	Management to take this seriously.	
Notification of new residents	We read it in the newsletter before we know about it from Kent. Can Fiona tell us as soon as we have a move in date please?	