

Bellarine Springs Residents Association

MINUTES

Committee Meeting – Wed 14th August 2024
Meeting Room

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

Visitor: Gayle McNiece

Apologies: Delia Jenkins, Peter Guerin

Meeting Start: 10:00 am

Chair:

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

Received:

Thank you card from Vinnies - Placed in the library.

Several replies re fish and chips/ spud van. All very positive with some good suggestions.

Sent:

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

- a. Moved to accept Minutes: Jayne Huson Seconder: Rick Goss
- b. Business Arising from Minutes
 - Condolence cards - on their way.
 - Scotchman's Hill wine tasting is off.

5. Treasurer's Report (Part 1) - Rick Goss

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

This month's financial report shows a surplus of **\$296.36**. Bar income continued to be buoyant on the back of good attendances at Happy Hour.

Due to the Global IT problem affecting many banks on Friday 19th July, the Jenkins Fish & Chip van was unable to accept card payments from several residents. To circumvent this, the General A/C Square terminal was used and 8 orders totalling \$256.00 were successfully paid using that method. Jenkins were required to be paid for those orders which I did as a bank transfer from my personal A/C as BSRA's Bendigo A/C was not able to be accessed at that time. I subsequently claimed the \$256.00 back from the BSRA A/C. Due to Square commissions, the amount credited to the BSRA A/C from the fish and chip payments was \$251.92, a difference of \$4.08 which was covered by the BSRA.

This is the 1st month of the new financial year. We have continued to return funds back to residents in the form of equipment purchases for Interest Groups and the funding of Social Events.

Non-Bar Expenditure

- Dim Sims	\$ 104.50
- Croquet Hoops & Pegs	\$ 385.00
- Ink Cartridge – Musical Moments Group	\$ 37.88
- Morning Tea Supplies	\$ 143.82
- Memorial Plaque – Maureen Downard	\$ 65.00
- * Fish & Chip Night Payment	\$ 256.00
	\$ 992.20

* The Fish and Chip payment of \$256.00 was almost cancelled out by a Square income payment of \$251.92. If this were to be set aside, the Non-Bar Expenditure for the month was \$736.20.

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Financial Report as of 31st July 2024

Date	Current Month 1st Jul- 31st Jul	Year to Date 1st Jul - 31st Jul
Income		
Bar Sales	\$2,277.38	\$2,277.38
Social Events	\$251.92	\$251.92
Internal Transfers - In	\$1,000.00	\$1,000.00
Morning Teas/Catering	\$0.00	\$0.00
Fundraising - In	\$0.00	\$0.00
Interest	\$5.03	\$5.03
Misc. Income	\$249.10	\$249.10
	\$3,783.43	\$3,783.43
Expense		
Bar Purchases	\$1,494.87	\$1,494.87
Social Events	\$360.50	\$360.50
Internal Transfers - Out	\$1,000.00	\$1,000.00
Morning Teas/Catering	\$143.82	\$143.82
Fundraising - Out	\$0.00	\$0.00
Activity Group Funding	\$422.88	\$422.88
Stationery & Admin.	\$0.00	\$0.00
Equipment Purchased	\$0.00	\$0.00
Misc. Expenses	\$65.00	\$65.00
	\$3,487.07	\$3,487.07
Summary	\$296.36	\$296.36
A/C Balances as of 31st Jul 2024		
Cash - Bar A/C		\$592.32
Cash - General A/C		\$5,214.27
Cash - Petty Cash		\$41.90
Cash - Bar Float		\$40.00
		\$5,888.49
Assets - Bar Stock		\$1,407.78

Moved to accept Report: Treasurer: Rick Goss Second: David Gilbert

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

a) President's Report - Steve Merriman

Hello fellow residents.

With Winter still upon us and lots of residents up north enjoying the sun, there is still lots happening for those who have braved it to stay home.

The Birthday / Morning Tea started things off, thanks to all those residents who helped organise the event and Happy Birthday to all who celebrated a Birthday in July.

VIP Series

Jeff Reeve, CEO of Pinnacle Living gave residents a presentation as part of the VIP series organised by Rod & Steph Wellard. Jeff covered his early life, education and various roles in the construction industry. Then seeing an opportunity in The Retirement Village Space, his company purchased the existing Tudor Village in Lilydale, then developed Yarrbatt Place in Balwyn and finally Bellarine Springs. An excellent presentation, well received by a group of around 50 residents.

Village Outings

The village outing for July was very popular, as the bus was filled to capacity on both dates. All passengers on this occasion were ladies, except for our driver Mel Mc'Niece. We were greeted with a free glass of bubbles on arrival, by our lovely Hostess Joanie, the owner of JOAN OF ARC Drysdale. A quaint Gallery with added interest of new and pre-loved clothing and accessories.

A great time was had by all, with lots of shopping bags leaving the premises. Although not on our schedule, driver Mel offered to continue on to Van Loons Nursery and Cafe for afternoon tea and more shopping. Thus completing another successful Village Outing.

Thanks to Jean and Ray for organising the outing.

Fish and Chips

The Fish and Chip van pulled up at the Village on Friday, with a range of lovely fish and chips, which were enjoyed by around 80 residents. We overcame the small hiccup of Microsoft going down causing payment issues but it all worked out in the end. They were so good that we will ask them back again. Even though it was cold, everybody seemed to enjoy the experience. Thank you to those who organised the event.

A few dates for your Diary

August-13th --- VIP Series featuring Barwon Community Legal Service.

- 16th --- Soup Night featuring lovely homemade soup (free).
- 20th and 22nd --- Village Outing-- Pivotonian Theatre, see notice board.
- 27th --- 'Thats Me' Fashion - 10 am Start, Morning tea provided.

b) Secretary's Report - Glynis Jones

As the AGM is fast approaching I would like to remind you that if you would like to join the Committee if not this year, next year, you are more than welcome to attend our Wednesday meetings.

c) Bar Report - David Gilbert

July was a quiet month for the bar, mostly owing to the number of residents travelling.

Friday night 'Happy Hour' continues to be our busiest time, with bar staff busy for most of the evening. However, Tuesday evenings are much quieter (which several ladies prefer) and only requires two people for the initial rush and subsequently only one. Once everyone is back from travelling the situation will be reviewed.

Volunteering improved somewhat, although the range of different volunteers didn't. I am happy to give any first timers an induction session, which would only take 15 – 20 minutes.

Sales	\$2,085
Purchases	\$1,495
Stock	\$1,408

d) Welcome Group

We have one new resident moved in - Diane Harop in 61 Saratoga Circuit. I received notification on 26th July that she had moved in but as I was away for the following week I have yet to visit her.

e) Social Activities Report - (Including Upcoming Events)

I have to admit the social calendar has been slightly empty this past month, however the regular village events have kept us entertained.

The rotten weather has kept many people away not only cozy and warm by their heaters but those lucky enough to travel to warmer destinations.

During the month of August we will have happy hour on the 16th as a Soup and Rolls night. On Tuesday 27th August Margo Mott from "That's me" will be presenting her fashions with a parade and scrumptious morning tea.

Sign-up sheets for both of these events are located at the activity station.

September diary dates include the regular Dim Sims night at happy hour, always the first Friday of the Month. We're planning a special Pie Night on the 20th (\$5 per person) which will include a live Band so please keep an eye out for the sign-up sheets. [Change flyer and sign up sheet](#)

Thank you to all the wonderful activity groups within the village. There certainly is something for everyone, well MOST people at least. If you have any suggestions please don't hesitate to contact your BSRA committee. We are always open to new ideas.

f) IT/Communicatons Report

At the end of July we published an updated Membership List which had details for all members currently living in the village.

The next edition will be published when residents from stage 10a have moved in.

g) Website Report - Rick Goss

Website usage has stabilised this month with a small increase in the number of people accessing compared to June.

Online Registration was trialled for the Dim Sim's night on 5th July which resulted in 16 residents registering. Feedback received was positive with respondents reporting ease of use and not needing to attend the Community Centre to register as benefits. For August I am repeating the trial for the Dim Sims Night on 2nd Aug and also including the Morning Tea on 13th. I am hoping for increased usage by a wider number of residents.

The Marketplace function continues to attract little interest. We have listed a couple of items but have been unsuccessful in attracting any buyers. Unsure whether this is due to lack of interest in the items or residents having no interest in accessing the Marketplace function. We shall persevere for the present.

Statistics:

Between 1st and 31st July there were 193 Site Sessions (number of times someone has accessed site) and 85 Unique Visitors (residents accessing). Desktop/Laptops were the devices used to access the website the most at 46%, followed by Mobiles at 44% and Tablets with 10%.

h) Management Report

Village Operations & Maintenance

- Fire service contractor monthly inspections carried out
- Thermal scanning of electricity pillars and community facilities
- Replaced broken toilet seat in community centre.
- Replaced shower head and rail in men's showers
- Repainted men's bathrooms and repair broken tiles.
- Stage 1 & 3 Major Tree cutbacks finished with other stages to start.
- Further plans to repaint community centre walls and ceilings broken into parts to avoid closure.

Compliments/complaints

None to report

Hazards

none

Insurance claims

One claim this month

Construction/Development

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

Sales

Stage 8: 2 units without reservations

Stage 9: 4 units without reservations

Stage 10A: 6 out of 9 units

7. Requests for Funding

- a) Cue sticks for female groups - passed
- b) Prizes for trivia night - contact Geoff Fifer re number of games and size of team and how to distribute it.

8. Other business

- Christman carols - 2 groups have offered to do carols. Steve and Sue to talk to Alex and Jacqui to see if they want to have a Christmas carol event.
- Postage stamps - trial of making standard stamps available.
- Review of Advisory Meeting Notes - added as an agenda item from next month.
- Portable Speaker - The Bad news and the Good news - Basically had it! Use what we have.
- Suggest reschedule of Committee Dinner to 10th Oct - agreed
- Comments to Management re: Resident Survey - Rick to take some issues to the next Advisory meeting.
- Village Open Day - Has the BSRA been asked to be involved? Not involved at all as far as we know.
- Graeme Goonan's suggestions re better use of CC space. Decided not to take it to Management for a number of reasons.
- Secretary for September meeting - Rick and Delia to watch this space.
- Clean up after events.
- Rewording of some of the text in the Committee documents and as written in the AGM. One paragraph has been re-written to make income and distribution of BSRA funds clearer.
- Hello World talk - to be advertised.

- Ongoing review of square - Rick to follow up.

9. Meetings with management

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

Rick and Steve to attend.

10. Next Committee Meeting

Wednesday 11th September

David and I apologies

Meeting Closed: 11.20

I confirm these Minutes are a true and correct record of the meeting of 14th August, 2024

Signed: Date:

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

ACTION LIST

Agenda Item	Action	Responsible Person
Clean up after events		
Notice of people leaving		
Review of survey	Rick to point out some issues	

ADVISORY MEETING 23/07/2024

Garden Maintenance

The 4-week cycle garden maintenance cycle is still running. Some amendments are occasionally required due to weather and staff availability. Very little grass cutting is required at this time of the year, so gardeners are concentrating on other gardening tasks. Rob has now taken over from Frank as Head Gardener, Frank is working a 4-day week, Nathan 3 with Rob being the only full timer. Management recognises that as Stage 10 progresses some additional resources will be required in the gardening team. How that will occur is still undetermined.

Size of Community Centre to run Functions now and in the Future

Management is aware of the situation but there will not be any easy or cheap solutions. Some options under consideration include:-

- Upgrade the alfresco area to make it more usable for a greater part of the year, utilising heaters and some sort of glass barrier to shield from prevailing winds. For the glass barrier, no cost-effective options that are available in Australia have presented themselves so far.
- Extend the Community Centre into the area currently used for the Putting Green.
- Put a partial 2nd storey on the Community Centre, but the cost would likely be prohibitive as a lift would be required.

Management will continue to look at options but nothing concrete is planned in the immediate future and would require it to be built into a future budget.

Requests for BSRA Assistance for Village Initiated Events

Management recognised some assumptions were made regarding the View Club event that were incorrect. In future they undertake to engage BSRA earlier in any event planning if BSRA involvement is being requested. Early notice ... another View Club event will take place in July 2025.

Impact of possible legislation changes in light of recent ABC report on Lifestyle

Recognising Lifestyle Villages operate under a completely different set of legislation than Bellarine Springs, many of the issues raised by the ABC report are not applicable to us. In the report it was mentioned that retirement villages in NSW & SA are not allowed to charge a Deferred Management fee. This only relates to the villages that operate under the type of legislation applicable to Lifestyle villages. Villages operating under the same type as legislation as Bellarine Springs are allowed to, and do charge Deferred Management fees upon vacation. The Victorian Government has been sitting on some changes to the Retirement Villages Act for some time with no indication they plan to move forward with this. Even then, there was nothing in the draft relating to any changes to Deferred Management fees. In the unlikely event Victoria did in the future bring in some changes relating to Deferred Management fees, they would only apply to new contracts. All existing contracts would continue unchanged.