

ANNUAL REPORT 2024 FOR THE FINANCIAL YEAR 2023-2024



PURPOSE OF THE ASSOCIATION

The purpose of the Association is to serve the interests of its Membership, the Residents of Bellarine Springs. It will:

1. Encourage, support and promote the wellbeing of Members, welcome them to Village life and support them in times of difficulty.
2. Represent and advocate for Members in matters which the Association deems appropriate; including negotiations with Village Management and Village Owners on matters of interest to the general Membership.
3. Establish and support an organisational structure that facilitates the development of activities and events which enhance the enjoyment of Village life.
4. Review and where necessary modify the role and functions of the Association and its organisational structures to meet changing circumstances.

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STRUCTURE AND MANAGEMENT of the BSRA

The Bellarine Springs Residents Association is an unincorporated not-for-profit organisation. It is managed by a Committee whose members are elected annually by the Association membership.

Operating funds are raised mainly from members, the majority of which is derived from bar sales. All funds are used for activities that benefit members.

Each year, the Association must assess its income tax status. The self-assessment for FY 2023-24 is that the Association is not liable to pay income tax for that financial year, principally on the basis that funds are raised from members, and distributed for the benefit of members only, according to the Rules of the Association Section 7.

2023 - 2024 Current Committee

President	Steve Merriman
Vice-President	Peter Guerin
Secretary	Glynis Jones
Treasurer	Rick Goss
Committee Members	David Gilbert, Jayne Huson, Sue Kuter, Judy Benbow, Delia Jenkins



PRESIDENT'S REPORT: Steve Merriman

Now that it's the end of my reign I would like to say that for the last two years it has been an enjoyable, and at times interesting, experience. This wouldn't have been possible without the support of the Committee. Each Committee member has done an outstanding job in their various portfolios. I thank them from the bottom of my heart for everything they have done for the betterment of the residents.

I would also like to thank the residents and Management who have also made my Presidency a lot easier.

I leave the Presidency knowing that the BSRA Committee will be left in capable hands. Whoever takes over the reins does so knowing that she/he will have a diligent and creative Committee supporting them.

The following is a list of the many activities the BSRA have run or supported throughout the year:

- Birthday and Welcome Morning teas
- Happy hour special nights - St Patrick Day, Soup and Roll night, Pie night and monthly Dim Sim nights, food vans
- Christmas dinner and gift, from the workshop
- Melbourne Cup Event.
- Jill's comfort shoes
- Australia Day
- Easter Sunday BBQ
- Paella day
- Fifth Avenue Jewellery
- Winter Solstice Pizza and Beanie night
- VIP Speaker events
- Cabella Mia Fashions
- Mystery tours and other day trips
- Trivia and Bingo nights



I would also like to make special mention of the bar committee. They have worked tirelessly throughout the year to support the many BSRA events and other functions and provided an important service to the village. In particular I would like to thank David Gilbert and Peter Guerin for maintaining such a high professional standard with the bar, which we acknowledge takes quite a few hours of their own time each week. The loyalty card and bar credit card continue to be well received.

Finally, I just want to mention two of our members who are standing down from the Committee - Peter Guerin and Judy Benbow. Again a big thanks to both of you for your contribution. Peter as my right hand man as Vice President and Judy for taking on the Welcome Committee portfolio. I couldn't think of a nicer lady to introduce new residents to village life

TREASURER'S REPORT: Rick Goss

FINANCIAL REPORT FOR YEAR ENDING 30th JUNE 2024 (Part 1)

This year's AGM Financial Report shows a deficit of **-\$2,308.21**. If the BSRA were a business, a deficit may be cause for some concern, but in this case I see it as an excellent result. It demonstrates the BSRA are spending a greater proportion of its funds for the benefit of residents, soaking up much of the abnormally large surplus generated last year.

We greatly increased the amount of funds we expended on Social Events, \$13,534.94 compared to \$8,333.92 last year. Social events ranged from the monthly Morning Teas and Dim Sims, occasional Paella and Pie Nights, partial subsidies for many other events such as the Christmas Lunch & Dinner and paying for entertainment such as the Bush Balladeer and the Pickled Onion Band. We more than doubled the amount we spent on various items of equipment, (which included a new double door bar fridge), to \$4,257.84, compared to \$2,021.32 last year. We also supported many of our Special Interest Groups to purchase equipment to the tune of \$1,136.77.

There are 2 items in the report that cancel each other out, in that they show in both the Income and Expenditure columns. A total of \$12,000 was progressively transferred from our Bar A/C to our General A/C throughout the year and \$4,503.10 was deposited for the Food Bank Event in late 2023, later passed on to the charity concerned. With these figures stripped out, Income reduces to \$41,208.90 and Expenditure to \$43,510.21.

The Bar continues to be the BSRA's main source of income, providing approx. 81% of income with Social Event Income contributing approx. 13%. Many of the BSRA's activities would not occur without the bar surplus. If the BSRA are to continue to fund events and equipment for our residents to the level it has previously, it is imperative the bar continues to be supported.

In October 2023 I drew up a budget which aimed to end the financial year with a General A/C balance of between \$4,500 and \$5,000. I am pleased to say this has been achieved, which will provide a solid financial base for the next committee to work with.

STATEMENT of INCOME & EXPENDITURE (Part 2)

FOR YEAR ENDING 30th JUNE 2024

	2023/24	2022/23
INCOME		
Bar Sales	33,444.63	25,538.55
Inter Account Transfers - In	12,000.00	22,444.18
Social Events Income	5,528.52	5,495.74
Fundraising - External	4,503.10	4,472.50
Morning Teas & Catering	0.00	867.70
Fashion Sales	0.00	971.00
Interest	90.88	58.72
Misc. Income	2,144.87	930.00
Total	57,712.00	60,778.39
EXPENDITURE		
Bar Stock Purchases	21,425.55	15,526.70
Social Event Expenses	13,534.94	8,333.92
Inter Account Transfers - Out	12,000.00	22,444.18
Morning Teas & Catering	2,193.56	2,127.95
Fundraising - External	4,509.00	4,472.50
Activity Group Funding	1,136.77	1,242.31
Stationery & Admin.	133.25	250.69
Equipment Purchased	4,257.84	2,021.32
Misc. Expenses	829.30	1,265.71
Petty Cash	0.00	0.00
Total	60,019.21	57,685.28
SURPLUS/(DEFICIT)	-2,308.21	3,093.11

SECRETARY'S REPORT - Glynis Jones

The BSRA is managed by a Committee. The members of which are elected annually by the association membership to facilitate the purpose of the Association. Although the Association is not incorporated, the Committee of the Association conducts its affairs in a manner consistent with the requirements of the management board of an incorporated association, and in accordance with the Rules of the Bellarine Springs Residents Association.

As a not-for-profit organisation, the BSRA Committee facilitates the organising of activities and events that are designed to enhance the enjoyment of village life and contribute to amenities. The Membership at June 30, 2024 stood at 268, an increase of 23 members over the 12 months. Currently there are 278 members and it is so pleasing to see many of these new members at Happy Hours, Morning teas and generally being involved in village life. It is also worth noting that all residents are members of the BSRA.

During 2023 - 2024, in line with the rules of the Association requiring a minimum of 4 monthly meetings, we held 12 ordinary Committee meetings. At each meeting we have had between 6 and 9 Committee members present, thus meeting the required quorum.

Although Management (Kent) no longer attends Committee meetings, we continue to meet monthly with Management as required by the Retirement Villages Act (1986) and the Rules of Association as monthly Advisory Management Meetings are held with a minimum of two Committee members and any number (we suggest 2) of village residents attending. After surveying residents to ascertain if anyone would like to go to these meetings we have had several people already attend.

Within the Committee there are a number of sub committees or portfolios – consisting of people with interest, skill or experience in particular areas. You will find a report from each of these portfolios in this report.

Operating funds are raised mainly from the members, with the majority of the funds raised from sales across the bar. During the past year, the Committee financed the purchase of several items for general use such as kitchen equipment, sporting equipment, assistance to the music group and some purchases in conjunction with Management. We encourage residents to apply for funding and again have approved funding to many groups and events throughout the year. It has been a highlight this year to provide many free food nights at Happy Hours which have been a great success.

Naturally, as more homes are completed and we welcome more residents into the community, there has been an increase in the membership of the Residents Association.

The Committee has continued to use and develop the cloud-based communication and record keeping system being a Google Drive Workspace facility used for communications within the Committee, where all committee members have access to all BSRA documents.

This has enhanced the planning and communication between committee members and members of the BSRA.

The Association's introduction of the cashless payment system, primarily for Bar sales, has continued to be a great success and has been supplemented by the purchase of a second square to use for functions and events. The bar loyalty card has also continued to be popular with residents. The new website is also a useful addition to communicate with Residents and I would encourage you to check it out on a regular basis.

Finally, on behalf of the Committee, I would like to thank Steve for all the work he puts in around the village and his work with the Committee. After two years as President it is necessary (according to the Rules of the Association) to step down, although I doubt it will be the last we will see of him in either capacity.

SOCIAL REPORT - Sue Kuter

It has been a socially packed year, all running smoothly thanks to residents and the hard working BSRA committee.

A special thank you is extended to Jayne Huson for her catering abilities. She is always willing to lend a hand, go the extra distance and tirelessly works behind the scenes.

From catered functions, visiting foodie vans such as The Spud Van, Fish and Chips and coffee vans. Musicians including our own resident based Johnny Barsby and his Pickled Onion Band. Let's not forget the ladies fashion parades, jewellery and shoes. There is always something happening.

As our village grows and we welcome in more residents, we are aware space is limited therefore we will see more functions having to be allocated split times or attendance limits depending on the event. These include our Christmas functions and some visiting musicians.

Congratulations to all the various residents who initiated and organised groups from social outings to activities that cater to many different interests. You only need to look at the regular Newsletter to see we are an active, involved village.

Your BSRA committee is always open to new ideas so please don't hesitate to contact them if you would like assistance planning a function/event.

Best wishes to the incoming committee.



IT/COMMUNICATIONS REPORT - Delia Jenkins

The main aim of this portfolio is to ensure that all resident information is recorded accurately from the BSRA application form, including email and phone numbers and that permissions for sharing this information are acknowledged and accurate.

As of September, we have 271 current members and 15 members who have either moved or passed away in 2024. Updated membership directories are placed at the Activity Station in the Community Centre and emailed out to all members as needed.

All members who indicated their wish to receive a copy of the BSRA minutes, did so within a week of each of the monthly meetings. All members with a registered email address receive regular updates of all promotional/information relevant to BSRA activities. Most BSRA activities and some resident run activities are also advertised through the Residents Facebook page. We currently have 150 members in the Bellarine Springs Residents Facebook group. The members in the group are very active, using the medium to share photos of events, activities and holidays, requests for assistance or items for sale, or to advertise an activity.

With the introduction of the BSRA website (www.bsra101.org), we have developed a new means of communication that allows residents to stay in touch with all events and other activities whether they are in the village or travelling nationally or internationally. While still in its infancy, the website has proven to be a valuable form of communication and our thanks go to Mal Carlson and Rick Goss for their perseverance in its development and ongoing management and monitoring.

Another role of IT/Communications is to produce flyers for all BSRA activities and to support residents for the same if required. From the 2023 survey it was determined that residents were wanting more organised 'Outings' beyond the regular shopping trips. A small but dedicated group of residents (Jean Konings, Maree Burn and Ray Turner) have arranged very successful monthly outings, running the same outing twice each month to cater for the number of those interested. We would also like to acknowledge the dedication of our volunteer bus drivers who make themselves available to support these and many other outings. Many thanks to this team for all they have done this year.

The BSRA also supports the VIP Series which has been expertly coordinated by Rod and Steph Wellard. There has been a great range of guest speakers throughout the year and residents have filled the theatre to capacity or exceeded capacity requiring a change of venue. Thank you to Rod and Steph for all their hard work.

From the IT side of things there have been many requests for support with phones, internet, online applications, printing, TV's etc. It is very rewarding to see the relief on someone's face when an issue is resolved. It is usually just the little things that can make such a difference.

As communication is such an important part of life, making sure we all care for and keep an eye on each other is paramount. I hope that as we age we can all find what works best for us individually and use at least one of the many different forms of communication to stay up to date and connected with everything that is going on in our wonderful community. If you need any assistance, it is important that you reach out for support.

WELCOME COMMITTEE - Judy Benbow

This year our numbers of new sales have been less than last year's. 25 homes have been sold of which 4 were resales. A total of 42 new residents have moved into our village. These residents have been warmly welcomed and have settled into their new way of life at beautiful Bellarine Springs making the most of our facilities and social activities.

Morning teas are held monthly and have been successful by the numbers who are attending and to the hard work of Jayne and Barbara. Residents who regularly contribute food and help set up and clean up are most appreciated so thank you everyone. This provides a happy, relaxed environment for residents to form new friendships.



BAR REPORT - David Gilbert

All in all, it was a successful year for the Bar, with increased sales and a steady profitability. Innovations increased the efficiency of the bar, improved stock handling and storage, plus a new approach to purchasing.

Several residents queried what steps we had taken to claim the 10c refund introduced for beer and soft drink bottles (wine bottles are not included). We investigated various options, including doing it ourselves, but once again volunteers were hard to find. Initially the local Fire Brigade were very interested, but their senior management vetoed the plan. With the support of her parents, a young local girl registered her interest and agreed to supply two weatherproof crates. Along with her father, she started a twice monthly collection regime and the system is still working well to this day. Management approved their bi-monthly presence in the Village.

No adverse comments regarding a proposed price increase for beer from \$3 to \$4 were received, although it was rumoured that some residents were unhappy and stated they would bring their own from now on. This practice continues to today. If those gentlemen were to use the *'free 10th drink card'*, they would only actually pay \$3.60. We also introduced the 330ml Great Northern beer at \$3, sales of which have steadily increased. Sales of wine and soft drinks remain buoyant and snacks are steady.

The Square continues to be a success, offering residents the option of 'cash or card'. On average card sales have increased to around 40% of the total.

After considerable research, a new double door illuminated bar fridge was purchased. It was installed by management appointed electricians and fitted into place by our own Steve Merriman. Not only does this enhance the look of the bar, but it has enabled us to designate different categories of drinks to dedicated fridges. All volunteers have expressed how much easier the addition of the new double fridge has made in identifying the location of drinks. Money well spent.

In the past financial year every monthly sales figure exceeded \$2,000 and in four separate months we surpassed \$3,000. The benefit of funded events and FREE Friday nights (Dim Sims etc.), certainly helps sales, but remember our ability to fund these events hinges on bar sales and subsequent profit.

Volunteering remains steady, which is encouraging, although we are always ready to accept others. Remember, you get a free drink!! We held a bar introduction session which was a success with 11 prospective volunteers present, of whom more than half have subsequently completed numerous evening sessions. However, it is still a case of too few, as can be seen from the volunteer sign in sheet on the bar.

Finally, to all our customers our thanks for your support, kind comments and advice. I hope the changes and upgrades we have installed add to your overall enjoyment whenever you visit the bar.

My thanks to all those who have volunteered, for their support and good humour and to those that work behind the scenes to help keep the area neat and tidy.

Basic Financial Figures for the period July 23 – June 24

Sales	\$33,454.00
Purchases	\$21,418.00

WEBSITE REPORT - Rick Goss

This year saw the introduction of a BSRA Website www.bsra101.org . First implemented in March it has been well received with an average of between 60-100 residents accessing each month. The website contains a mix of static information relating to the BSRA, a Marketplace where residents can offer items no longer required, Helping Others where residents offer their services, together with News, Events and Activities happening within the village. Since implementation, several new functions have been introduced, one being the ability to register for certain events via a website link. This function has been utilised by a good number of residents.

Moving forward, I would like to grow the number of regular users and include some additional functionality. I am looking for residents to provide feedback, comments and suggestions to drive this. Feel free to email me on bsracommittee2@gmail.com or from the link on the website.

VIP Series - Rod Wellard

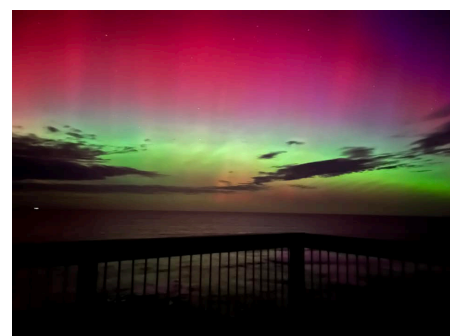
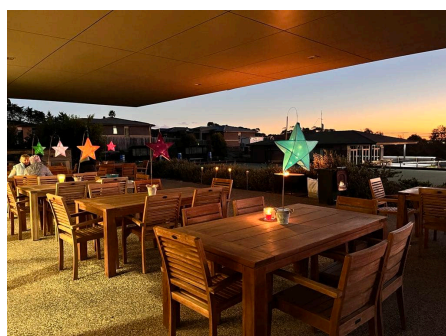
The BRSA Committee at its meeting held 14 February 2023 received a proposal for a Very Interesting Presentations (VIP) Series consisting of 9 sessions, held 11.30am on the second Tuesday of each month. A further session was added to include the William Buckley Story. The series covers 3 broad themes:

1. Health and Aged Care matters. (Elder Rights Advocacy Presenter - Elder Rights in Aged Care, Advocacy and Accessing Aged Care; Homestead Estate Staff - Assessment for Aged Care and Financial Aspects, and Barwon Community Legal Service Staff - Advanced Care Planning, Medical Power of Attorney and Refusal of Treatment)
2. Interesting and Amusing Topics. (Rod and Steph - Overview and Highlights; Geoff Reeve CEO Pinnacle Living - Inspiration and Challenges in Establishing Retirement Villages; and Denis O'Reilly, QHS, The Life and Times of William Buckley)
3. Resident's Experiences and Stories. (Rick Goss - An Immigrant's Story; Jean Konings - Life on the Gold Coast; Ann Cowden - Weddings, Funeral and other Celebratory

Events; Peter Guerin – Drugs and Cleaning Up the Mess; Jayne Huson – Stories of a Cats Tragic; Rod and Steph Wellard – the Last Laugh.

As of 7 th August 2024 five sessions had been held and 203 people were listed as attending. The average attendance was 40, the numbers ranging between 32 for the first session through to 70 for the session presented by Geoff Reeve. The informal feedback to this date has been very positive.

The last session to be held 10/12/2024 will include an opportunity for participants to provide feedback on what worked and how it could be improved. If the general belief is that a VIP series should continue in 2025 we have had a number of suggestions for speakers and expressions of interest from residents which assure us that it could be conducted successfully.





Auditors Report and Certification

The Committee,
Bellarine Springs Residents Association,
101, Central Road,
Drysdale, 3222

Dear Sirs,

I have reviewed the financial records and associated documents of the Bellarine Springs Residents Association. In my opinion they give a true and fair view of the results of its operations and its cash flows for the year as of 30th June 2024.

Garry Harbert
14, Tenbury Wells Av,
Drysdale, 3222

Signature:

A handwritten signature in black ink, appearing to read 'Garry Harbert', written over a dotted line.

Date:

4th August 2024



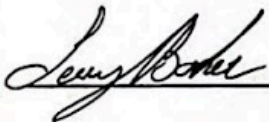
Bellarine Springs Residents Association
101 Central Road

DRYSDALE, VIC. 3222

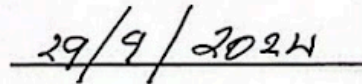
bsracommittee@gmail.com

Appointment of Returning Officer:

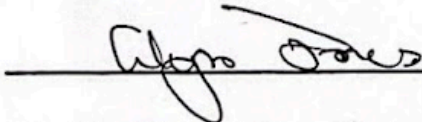
The Bellarine Springs Residents Association appoints Terry Baker as the official Returning Officer for the 2024 AGM.



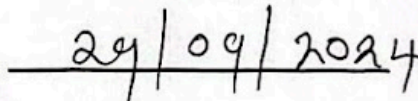
Signed:



Date:



Signed: Glynis Jones (Secretary)



Date: