

BELLARINE SPRINGS RESIDENTS ASSOCIATION



ANNUAL REPORT 2020



Our purpose

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; and
4. Review and where necessary modify the role and functions of the Association and its organisational structures to meet changing circumstances.

Our History

In late 2016 a small group of residents at Bellarine Springs Village discussed the possibility of forming a resident's association. In January 2017 a meeting of all residents, then numbering 28, was called to determine support for the idea. All 25 residents present at the meeting supported the idea, and a Working Group (P Lewis, G Turner, J Jones, S Evans, V Bishop; M Walker) was elected to draft a Constitution. The Working Group considered that the best option for the Association structure was as an unincorporated body, given its small membership and lack of significant assets.

A meeting of all 37 residents on 22 March 2017 voted unanimously to adopt the proposed Constitution and elected the founding Committee of P Lewis (President/Chair), S Evans (VP), J Jones (Secretary), B Chalmers (Treasurer), C McKenzie and M Walker (Ordinary Members). The first Annual General Meeting for the Association was held in September 2018.

Subsequent Annual General Meetings held in September 2019 and September 2020.

Committee members

Name	Position	Period Office Held
2017-2018 Committee		
Peter Lewis	President	01/07/2018 – 25/09/2018
Stuart Evans	Vice-President	01/07/2018 – 25/09/2018
Judith Jones	Secretary	01/07/2018 – 25/09/2018
Barbara Chalmers	Treasurer	01/07/2018 – 25/09/2018
Margaret Walker	Ordinary Member	01/07/2018 – 25/09/2018
Colin McKenzie	Ordinary Member	01/07/2018 – 25/09/2018
2018 – 2019 Committee		
Maria Nakon-Ryan	President	25/09/2018 – 17/09/2019
Andrew Downard	Vice-President	25/09/2018 – 17/09/2019
Judith Jones	Secretary	25/09/2018 – 17/09/2019
Maggie Smith	Treasurer	25/09/2018 – 17/09/2019
Anne Cowden	Ordinary Member	25/09/2018 – 17/09/2019
Alan Nettley	Ordinary Member	25/09/2018 – 17/09/2019
Graham Knight	Ordinary Member	25/09/2018 – 17/09/2019
Peter Lewis	Ordinary Member	25/09/2018 – 12/12/2018
2019 – 2020 Committee		
Maria Nakon-Ryan	President	17/09/2019 - 9/09/2020
Andrew Downard	Vice-President	17/09/2019 - 9/09/2020
Sandra Adams	Secretary	17/09/2019 - 9/09/2020
Maggie Smith	Treasurer	17/09/2019 - 9/09/2020
Anne Cowden	Ordinary Member	17/09/2019 - 9/09/2020
Alan Nettley	Ordinary Member	17/09/2019 - 9/09/2020
Graham Knight	Ordinary Member	17/09/2019 - 9/09/2020
Alan Clarke	Ordinary Member	17/09/2019 - 9/09/2020

Structure and Management

Bellarine Springs Residents Association is an unincorporated non-profit organisation. It is managed by a Committee whose members are elected annually by the Association membership.

Madam Presidents Report - September 2020

I am pleased to present my President's report to the 2020 Annual General Meeting covering our achievements in 2019/2020. During this period our village population has grown to 170 current residents. It is especially wonderful that all have joined as members of the Bellarine Springs Residents Association (BSRA)

September 2019 to February 2020 we enjoyed wonderful village activities: Spanish paella lunch, our first Open Garden Day, Christmas lights competition, end of year lunch at Terindah winery, zucchini bake off to test resident's culinary skills, combined with an Australia Day BBQ with proceeds raised to support the bushfire appeal.

Introduction of Theatre Group with a Melbourne outing to see the show Chicago.

Our activities list expanded to include tennis, water colour painting/ art support group, the game Rummikub was introduced, bike riding group, comedy movie group, crime club, gluten-free lunch group and motorbike riders group.

At the start of 2020 we worked with management to promote IT training program encouraging residents learn or up-skill their IT skills. It was terrific so many took up the opportunity to learn how to more fully use mobile phones and iPads and improve their ability to communicate with family, shop online and maintain their independence by reading news online. This proved especially valuable when the Covid isolation rules came into effect.

From January the village started operating our own TV channels BSTV101 and BSTV102. With assistance of the residents IT working party and our Manager Kent we were able to ensure all interested residents were connected. What a timely introduction given the world pandemic impact! Via TV link we are quickly able to keep residents informed of latest changes, display photos of different things happening in the village and even have a daily exercise program to help us stay fit during lockdown.

Due to social distancing limitations caused by COVID-19 your Committee was also challenged by technology. We were unable to physically meet for a number of months, so we too had to learn to more effectively communicate by emails and participate in Zoom meeting format.

To explore Village issues in greater detail, the Committee formed a number of working groups namely, the Repairs and Maintenance Working group, Happy Garden working group, Bowling Green working group, Village Bus usage working group. Unfortunately due to Covid restrictions, these have been suspended till we return to normal life.

The Committee and management developed a very collaborative relationship. We streamlined our monthly meetings to reduce 'red tape' where possible and put action into place in a more timely manner. I gratefully acknowledge the ongoing support of our management team. Kent Hodgson, Meagan Park, Michael Morgan.

Thank you to Wendy Prascevic our sales person who actively assists the committee help new residents settle in via our Buddy scheme (now known as the Village Welcome program).

Also many thanks Frank Boase and Robert Burza, our gardeners, who have been wonderful working with the Happy Garden working party and from time to time assisting the community vegetable garden surrounds and paths etc.

I extend my sincere thanks and appreciation to the Committee members, Andrew Downard, Sandra Adams, Maggie Smith, Anne Cowden, Alan Nettley, Graham Knight and Alan Clarke. All have been very supportive and readily adapted to the many challenges this past 12 months has given us.

I particularly thank all of you residents. It has been my privilege to be your President. I enjoyed getting to meet you and to be challenged by the many issues that arise in a community. Thank you all for your support, kind words and especially your willingness to get involved when I asked for assistance.

I strongly encourage all residents to become actively involved in our Village. We all live in a wonderful caring Community of independent people. Your individual contributions, however small, means a stronger more vibrant community life we can all continue to enjoy, no matter what challenges life presents us.

Thank you all,



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Maria Nakon-Ryan
Date: 10th August 2020.

Secretary's Report

Compliance

Although unincorporated the Association Committee conducted its affairs in a manner consistent with the requirements of the Board of an incorporated association and in accordance with its own Rules. The Committee is required to hold not less than four Ordinary meetings per year. Ordinary monthly meetings were held in July and August 2019, by the former Committee, and 7 Ordinary meetings, 1 Extra Special meeting, 2 Zoom meetings, and 1 email meeting have been held by the current Committee.

Communications

Minutes of Committee meetings are available to members in four ways. Members may receive them by e-mail, mailbox, they may read the hard copy in the Library, or they may access them on the copy held on the computers in the Library.

A Community Meeting was held in September 2019 which Management also attended to discuss the proposed expansion to stage 10 and the impact to the village currently. The Repairs and Maintenance Guidelines was also discussed and a working party has been established to explore in detail discussions with management for an outcome.

Madam President wrote a monthly memo – paper copy provided to each household to keep residents updated.

Representation

Three members of the Committee have made themselves available as a Management Advisory group to meet with Management on a monthly basis. This enables both parties to raise and discuss matters of interest to the membership. A good working relationship exists and has led to resolution of a number of issues, and as is still ongoing with relation to the Repairs and Maintenance Guidelines. This Advisory Group has recently been exclusively concentrating on finance management matters and the effect on the village.

To aid in communications between Committee and Management the Manager, Kent Hodgson has been invited since March to join at the end of our monthly meetings to discuss Q&A of Village matters raised. This ensures quicker answers and actions can be taken.

Support Village Life

Your Committee has continued with the Buddy system which assists new residents settling in. The scheme has been adjusted over the past two years to best meet new resident needs. A detailed Welcome Pack has now been developed. It was felt however that the term "Buddy" is a misnomer and some new residents did not respond well to the name. Following feedback from new residents and buddies it has been decided to rename it as "Village Welcome Program".

Individual members have been encouraged by the Committee to organise interest groups or special events and funding has been provided to support this. During 2020 several planned events were unfortunately cancelled due to the Covid-19 restrictions. Responsibility for the management of the Bar operations still rests with the Committee, however bar operations have closed during Covid-19.

Many thanks to the Residents of Bellarine Springs Retirement Village for supporting me during my term as Secretary



Sandra Adams

Date: 10th August 2020

Treasurers Report:

Bellarine Springs Residents Association (BSRA) is an unincorporated, not-for-profit body and as such all monies raised must be spent on benefitting the residents of the village. The Association is not permitted to donate any member funds to any other groups or charities. (The Association may use its bank account to deposit then forward funds raised by members through fund-raising events specifically for Charities.)

We began the year with \$4377.87 in the bank and \$565.90 in cash, and on the 30 Jun 2020, we finished the financial year with \$6994.69 plus stock from the Bar \$1861.00

Social event spending included the Mid-Year Function at the Clifton Springs Golf Club and the End of Year Function at Terindah Winery. On site activities were organised by the Social Club (now defunct) including Spanish Paella Day, French Bastille Day and BBQs.

Unfortunately, in March 2020, the Covid19 virus arrived in Australia. This meant the end of social events until the Government allows them. Money has been allocated for future events, including the End of Year Function which will be subsidized.



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Maggie Smith

Date: 10th August 2020.

**Bellarine Springs Residents Association
Profit & Loss Statement For Year Ended 30 June 2020**

	FY 18/19	FY 20/21
	\$4,943.77	\$4,973.89
INCOME		
Bar Transfers	\$3,900.00 NA	
Bar Sales	\$12,127.70	\$21,592.70
Contributions from Members/Donations	\$991.70	\$4,190.75
Raffles	\$1,842.10	\$651.20
Social Functions (3)	\$2,198.00	\$4,305.00
Other Raffles		\$965.00
Miscellaneous Income		\$2,517.20
All other	\$195.00	\$295.00
Total Income	\$21,254.50	\$34,516.85
EXPENSES		
Bar purchases	\$8,251.22	\$16,583.10
Donations		\$2,715.00
Interest Group funds Activities	\$5,221.69	\$184.87
BSRA Social Functions/Events	\$4,459.52	\$10,016.07
BSRA Other	\$1,036.83	\$2,000.00
BSRA General/Admin	NA	\$1,701.75
BSRA Kitchen, The Bar	NA	\$983.19
Petty Cash	NA	\$50.00
Miscellaneous Expenses	NA	\$2,517.20
Total Expenses	\$18,969.26	\$36,751.18
NET INCOME	\$2,285.24	-\$2,234.33
CLOSING BALANCE	\$7,229.01	\$2,739.56

**Bellarine Springs Residents Association
Balance Sheet For Year Ended 30 June 2020**

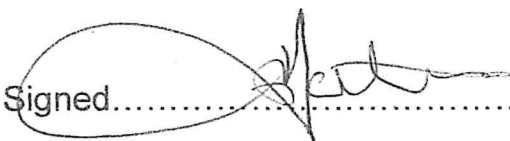
Assets		
Bank Balance	\$4,973.89	
The Bar Balance	\$2,000.00	
Petty Cash Balance	\$20.80	
Bar stock on hand	\$1,861.00	
Total Assets		\$8,855.69
Liabilities		
Soup Lunch TBA	\$100.00	
Morning Teas @ \$35 per month x 6	\$210.00	
Sausage Sizzle TBA	\$150.00	
End of Year Function Subsidy 140 @ \$30	\$4,200.00	
Workshop Supplies	\$200.00	
Total Liabilities		\$4,860.00
NET ASSETS		\$3,995.69

To:

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

I have reviewed the financial records and associated documents of the Bellarine Springs Residents Association and confirm that they give a true and fair view of the association's financial affairs as at 30th June 2020.

(Name of Auditor) GARY HORBERT

Signed 

Date 31.7.2020

Committee Certification of Financial Statements for Year ending 30 June 2020

This is to certify that the Financial Statements presented in the Annual Report give a true and fair view of the financial position and performance of the Association to 30 June 2020.

Name: Maria Nakon-Ryan

Signed: 

Position: President

Date: 10/8/2020

Name: Sandra Adams

Signed: 

Position: Secretary

Date: 10/8/2020

Donors

The BSRA is self-funded overall, there are some significant donations received from local business and residents. In the past year we have been delighted to receive the following:

- Donation from HelloWorld. \$467.55
- Donation from Maureen on behalf of Community Veggie garden \$500 in July 2019 & \$500 in June 2020.
- DVD player for our Pavilion from Wendy Scott.
- An electric garden mulcher from Andrew & Maureen Downard.
- Easter eggs and decorations for our Easter baskets raffle from Julie Nicholson.
- Making and supplying cotton face masks Brenda Bickerton.
- Small supply of disposable face masks from Yvonne Amman & Sandra Hilliard.
- Plants and cuttings for the Happy Garden from Norma Keane.

Thank you to all the donors for your generosity. It has been much appreciated.

Team work

The start of our new term in September 2019 was exciting with a number of activities increasing and bigger events happened. 2020 however has seen a different world dynamic due to Covid-19. It has been wonderful to see our residents accept the limitations and look inwards as to how they can bring joy to the Village.

Many of you have become active in cooperation with other residents and this Team Spirit has shone a bright beacon.

The Teamwork of residents who participated in a zucchini bake-off with proceeds going to the bushfire appeal.

Teamwork of Movie organizers – Nostalgia, Comedy and Crime Club. Providing lollies and multiple sittings to meet with social isolation rules.

Teamwork of the Workshop taking on tasks to assist residents in their units and garden but also projects to benefit the whole Village Community. Example is the cleaning, sanding and repainting of the outdoor furniture.

Restoring an outdoor table & chairs set and auctioning with the proceeds going to charitable causes.

Teamwork of activities and collection of donations for those experiencing hardship in the community via the bushfire appeals, the local Foodbank and Cancer council.

Team work of gardeners assisting Maureen to weed, water, plant and harvest fantastic vegetables for the whole Village to enjoy.

Teamwork of residents who became involved with our gardening apprentice Robert in the Happy Garden Project Organising soil testing, researching suitable plants, drawing up plans, assisting with plant selection, propagating and growing seeds and caring for the previous plants to repurpose them.

Team of guys working with Kent to identify problematic issues of the bowling green and to explore best ways and companies to correct the current faults.

The amazing teamwork of our Village photographer Lou, drone operator Knut and IT/music compilation by Geoff Turner to present terrific photos for our newsletters and viewing on our BSTV101 channel.

The teamwork of ladies making material face masks for our residents.

Kindness of individual residents has also been amazing with some minding pets, walking dogs, looking after neighbours gardens, collecting mail, driving neighbours to medical appointments, making and dropping off meals to those unwell or recovering from medical procedures, doing shopping for neighbours who were isolating and checking that neighbours had a supply of essentials such as toilet roll.

All shows the heart-warming kindness of our Village Community which we are so lucky to call a safe home in these testing times.