

# Applewood Residents Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes of Meeting No. 4/2025

**Wednesday 9<sup>th</sup> April 2025**

Held in Private Dining Room at **9.30 am**

**1. Present:** Peter Sage (Chair), Ellen Boyd (Deputy Chair), Peter Horton (Treasurer), Geoff Dreher (Secretary), Grahme Bond, Carole English, Roger Godfrey, Stephanie Orr.

**In Attendance:** Douglas Morris (to 10.30am)

**Apologies:** Naomi Liner (ARD)

**Quorum:** OK

**2. Minutes:** Minutes of 12<sup>th</sup> March 2025 had been approved.

**3. Business arising from the Minutes:** Nil

**4. Correspondence:**

**4.1 Council Rates:** The Meeting with Manningham City Council (MCC) Mayor and Councillors regarding Council rates was held on 20<sup>th</sup> March. The Mayor and Councillors withdrew from attending a follow up meeting with ARC today (9<sup>th</sup> April) – presumably because no decision had been made by MCC regarding this matter.

Copies of correspondence regarding this matter had been sent to local MPs.

Matthew Guy, Victorian Shadow Minister for Public Health and State MP for Bulleen has offered to discuss this matter with ARC and MCC.

It was agreed that if no decision is reached with MCC, then Matthew Guy may be able to assist as legislation shows that the relevant Minister can oversee how rates are set.

It was noted that in Applewood, Applewood Residential Developments (ARD), is responsible for, street lighting, road cleaning, waste services, underground drainage and maintenance of the roads, footpaths and kerbs, bridges, nature strips, line marking, signs and street furniture and surrounding gardens. Also, ARD is responsible in part for community services including provision of a library, health care, aged and disability support. These items are normally covered by Council Rates.

The ARC also noted that a reduction in council rates for Applewood Resident's properties and other retirement villages in Manningham would only mean a \$3 increase in all other regular rate payers in Manningham

Such changes would require Budgetary Decisions to be made, then be built into the MCC Budget, and also require all MCC Councillors to accept the changes.

Peter Sage will contact MCC to ask when a decision will be made.

It was agreed to ask the MCC Mayor, Councillors, CFO, and CEO, to meet with ARC at the ARC Meeting in July. Ellen will pursue this.

**4.2 RV Amendment Bill:** A Letter dated 17<sup>th</sup> March 25 from Nick Staikos, Minister for Consumer Affairs and for Local Government was received in response to our letter of 16<sup>th</sup> January 25 regarding ARC suggestions for updating the RV Amendment Bill before parliament. He indicated that, subject to passage of the Bill, reforms would be introduced in May 2026. He has passed our letter to the Department of Government Services.

## 5. General Business:

### 5.1 ARC Subcommittee Reports:

**5.1.1. Property & Infrastructure Sub Committee:** Minutes of the P&I S/c of 20<sup>th</sup> March 2025 were noted and accepted. The costs for Residents downsizing to a smaller Villa or Apartment was documented and Rod Sinclair and Blair Fenaghty have been asked to progress development of examples of how the financial consequences for Residents could be modified.

**5.1.2 Grounds:** Roger noted that Dog droppings are occurring around the grounds of Applewood and appear to occur when a person has to take three dogs for a walk. This needs to be modified.

Roger reported that the back entry gate does not stop and reopen if a vehicle proceeds to enter when the gate is about to close.

It is also noted that Erin acts very quickly upon matters requiring attention and uses a 'slack' system to track what has been done in each property.

Some Lights on the path to the Activity Centre (and other sites) are not working. Foliage has been found to block some sensors for the lights.

A new design theme is being developed for the Community Centre by Management. Peter Sage will prepare a revised Grounds Report for next meeting.

**5.1.3 Finance:** Peter Horton reported that the ARC has \$8000.00 which has no outgoing commitments. It was noted that Resident Social activities can request funds of ARC for equipment etc., and that this should be brought to attention of Residents. Peter Sage will note this in the next Appleflash.

**5.2 Welcome:** Ellen reported that she had welcomed few new Residents last month due to time commitments with the ARC meetings with Manningham Mayor and Councillors.

**5.3 OHS :** Jeff Hore's report was noted. Of particular concern is the traffic light timing at the Tram Rd exit gate. Jeff is contacting Vic Roads again about this problem.

**5.4 Residents' Events.** Further investigation is occurring with management re fund raising to provide more services and equipment for Applewood Residents .

- 5.5 Applewood and Aged Care:** A draft document regarding the distinction between Retirement and Aged Care was discussed.. The document will go back to the P&I Subcommittee for a second reading.

## **6. Meeting with John Smrk (Manager ARD) 10.30 am.**

- 6.1** John announced that 2 new Gardeners and 1 new ERO have been appointed.
- 6.2** The Applewood website matters raised at the last meeting by Al Morris have been considered and John expects to have a response for updating the website shortly.
- 6.3** Dog Droppings has been a problem John has dealt with by identifying a person involved. He will talk with persons involved. Dog bags are available at Reception.
- 6.4** John said that Hallway carpet cleaning is done annually and is due in May 2025.
- 6.5** John confirmed that there are no rules against Fund Raising by ARC provided legal aspects – such as holding a licence for alcoholic drinks to be used - are adhered to. He indicated that ARD would handle alcoholic drinks if required.
- 6.6** Lithium battery protectors offered by ARD to Residents have not been taken up as they are timers only and Residents presumably see no need to pay for a timer. Only two Residents have taken up the offer.
- 6.7** John said that after hours, non-residents using the Tram Road gate code for entry will now be answered by an ERO to identify them before opening the gate. It is recommended that Residents family etc., would be advised to use the land line digits of the Resident they are visiting so the Resident can open the gate for them.
- 6.8** John asked that ARC members meet with Accreditation personnel who will be visiting Applewood on Monday 14<sup>th</sup> April for Applewood's 3 year accreditation survey.
- 6.9** John said he will issue the result of the Restaurant survey conducted by Erin as soon as it is completed. He expects to do this survey every year in March.
- 6.10** A new position of Chief Operating Officer (COO) has been created at ARD starting 28<sup>th</sup> April 25. It is expected that restructuring of the ARD management staff may evolve to incorporate this new role.
- 6.11** John confirmed that the Pool and Spa is chemically tested twice daily and tested microbiologically each month. The Pool's temperature is set at 29C and the Spa at 36C. Aerobic Exercise training may be available soon.

## **7. Meeting closed at 11.25 am.**

## **8. Next ARC meeting: Wednesday, 14<sup>th</sup> May 2025, 9.30am.**

Signed:



Peter Sage - Chair



Geoff Dreher - Secretary

15/April/2025