

Applewood Residents Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes of Meeting No. 3/2024

Wednesday 10th April 2024

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

Present:

Peter Sage (Chair), Geoff Dreher (Secretary), Stephanie Orr (Treasurer),
Grahme Bond, Ellen Boyd, Roger Godfrey, Jeff Hore, Robyn Millership.

In attendance: John Smrk & Angela Buckley (from 10.30 am)

Apologies: Carole English

Quorum: OK

1. Minutes

1.1 The Minutes of the meeting of 13th March 2024 were confirmed.

1.2 The Mayor and Past Mayor (or Councillor) of Manningham have agreed to meet with ARC and ARD on 30th April at 1pm for discussion, afternoon tea, and a tour of Applewood facilities. Points for discussion were discussed and Peter will send these with an Agenda for the meeting to the Councillors.

1.3 A date for the next ARC General Meeting of Residents was confirmed for Wednesday 12th June at 11 am.

2. Reports:

2.1 Welcome & Events: Ellen reported that she had welcomed two new couples to Applewood since March, but has had no notification of any new Residents coming. She noted that the mingling at events is not working well and this will probably cease to be proposed. The new chef has had a very good reception at his first meals.

2.2 Property & Infrastructure Subcommittee:

Refurbishment: Peter reported that the ARD will hold a Forum regarding Refurbishment. Some problems regarding the Check Lists sent out to Residents was discussed. The effect of what ARD wants compared to what Residents want raises questions regarding the rights of Residents.

CRF : \$500,000 is inadequate. No Maintenance person makes this worse. Anything wrong with a Resident's building is paid for out of CRF. This appears to be inappropriate.

QS report: The QS report has not been presented in the way Rod Sinclair suggested. No explanation has been given.

- 2.3 Grounds & Action Report:** Peter will arrange this Report as Roger is stepping back from Chair of this Subcommittee. Peter reported on every item on the Grounds report major points being: The library shelving will commence shortly and require a week's closure of the Library; Community Lounges will require extensive thought regarding weight and mobility of furniture; Abseiling system requires updating before lights can be fixed; Park benches need maintenance; Driveway replacement pavers have been found; Defoliation of Elm Trees and Acorns from Acorn Trees is occurring and an Arborist is required to advise on the reasons and management.
- 2.4 Finance subcommittee:** Stephanie stepped down as Treasurer and Robyn was nominated and appointed as Treasurer of ARC. It was agreed that Robyn, Peter and Geoff be appointed as Bank Signatories of ARC and that a Resolution be prepared for the Bank to that effect.
- 2.5** Stephanie will continue her work in the Library and sort and review the ARC Records held in the storage cupboards in the games room for digitalization/filing for permanent record of past historical episodes in Applewood.

3. General Business:

- 3.1** Peter noted that the staff situation at Applewood remains in discussion and that street lighting has required repairs as single lights fail. It may be considered that all the lights are renewed as they all are reaching warranty expiry time.
- 3.2** The ARD's proposed "Insurance Guide – Further Clarification" was discussed. Grahme indicated that he did not agree with the comments about Glass in the document and it was noted that resident John Sheedy also did not agree with many of the statements in the document. Peter noted that he and other Residents agreed on some aspects but not on others. It was agreed that meetings be arranged with John Smrk with Grahme, Peter and John Sheedy to discuss the documents regarding Insurance.

4. Meeting with ARD - John Smrk & Angela Buckley (10.30 am)

- 4.1 Library Shelving** has been redesigned and will proceed shortly. Uzzles and tables in the library will be retained. Library will be closed for one week. John provided copies of the design alterations for ARC.
- 4.2 Lounge furniture** will be replaced in all areas at the one time. The weight and mobility of tables and furniture has been addressed.
- 4.3 Insurance.** Meetings will be held to discuss the proposed Insurance Guide document. John said that the question of CRF paying for shared facilities is appropriate unless covered by insurance. He will arrange meetings with him and Peter, Grahme, and John Sheedy to discuss the matters of concern.

4.4 QS Report. Angela was not aware of why the QS report did not follow Rod Sinclair's suggestions. She will investigate and review the matter.

4.5 Refurbishment. A Resident's Forum is agreed to be held to discuss the Refurbishment process. The method of deciding the level of Refurbishment remains of concern.

4.6 Trees. The dropping of Elm leaves and Oak acorns has been of concern. An Arborist has investigated and considers that there is no disease present in the trees. The 'minor maintenance' man may be used to clear the leaves and acorns.

4.7 Pool and Spa Temperature. Stephanie raised the question of the temperature of the Pool and Spa which she has found are both below the temperatures of other similar Pools and Spas. John believed our Pool and Spa are at higher temperatures than Stephanie has recorded (eg Steph found Spa was 31 degrees whereas John believes it is kept at 34 degrees.) John will look into it.

5.0 Meeting closed at 11.30 AM

6.0 Next meeting: Wednesday, 8th May 2024, 9.30am.

Signed:



Peter Sage
Chair



Geoff Dreher
Secretary

08 /05 / 2024