

Applewood Residents Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes of Meeting No. 6/2024

Wednesday 10th July 2024

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

Present:

Peter Sage (Chair), Geoff Dreher (Secretary), Robyn Millership (Treasurer),
Grahme Bond, Ellen Boyd, Roger Godfrey (until 10.30am), Carole English, Jeff Hore,
Stephanie Orr.

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

Apologies: Nil

Quorum: OK

1. Minutes

1.1 The Minutes of the meeting of 12th June 2024 were moved by Ellen, seconded by Robyn, and confirmed.

2. Correspondence:

2.1 Letter from J. Sheedy had been circulated regarding Manningham Council rates which was raised at the recent ARC General Meeting. It was agreed that this matter be discussed with Council at the next ARC/Council meeting in September.

3. Reports:

3.1 Property& Infrastructure: The Minutes of the P&I Subcommittee of 13th June were noted, with a proposed letter detailing some concerns and considerations regarding Refurbishment and Shared responsibility of Budget. It was agreed that these concerns will be discussed with management at a meeting scheduled for 11th July.

3.2 Welcome Report : Ellen reported that she had met with a new Resident who was concerned about a number of issues arising since moving into her villa. These were followed up with John Smrk and it was found that all issues had been followed up appropriately.

3.3 OH&S Report: Jeff noted that most of his report is followup on past issues.

- i) Cars exiting via the Lakewood Avenue Ingate has ceased since a monitor has been installed at the gate.
- ii) The non-synchronization of the right and left stop lights at Tram Road exit is being reviewed by DoT.
- iii) Swimming Pool Rail is to be installed and lighting adjusted.

- iv) Green bins are becoming contaminated with FOGO bags and cleaning is being requested. Reason is the quick breakdown of the FOGO bags.
- v) The new Speed Sign in Grand Boulevard has ceased working.

Ellen reported that when a person fell in the Basement car park recently, John Smrk agreed to insert a Duress alarm in the Basement lift lobby.

It was also noted that the basement Garage Door requires maintenance as it often remains open as do the Exit gates at Tram road.

Jeff noted that the next meeting of the Management Safety Committee is scheduled for 26th July when many of these issues will be discussed.

3.4 Insurance Report: Grahme reported that he had established with a representative of ASIC that we (ie. ARC and ARD) are only entitled to suggest to Residents that they consider Contents Insurance. We are not permitted to recommend any Insurance nor refer to any insurance other than Contents insurance.

3.5 ARC Files: Stephanie noted that sorting the History of ARC remains a problem in deciding what files to keep. She will progress this with Robyn. Geoff reported that Melissa had not put the recent ARC documents on the Portal or in the Library due to absence and extra work. It was agreed that ARC AGM and Special meeting Minutes should be added to the Portal and Library files.

3.6 Grounds Report: The Grounds report for July had been circulated. Peter reported that Sol had cleared walkways and installed replacement bricks in many driveways. Also that the lights on the Community Building requires absailing by the contractors which they have declined to do.

3.7 Finance Report: Robyn – No Finance meeting this month.

4. General Business: Nil

5. Meeting with ARD – John Smrk & Angela Buckley (10.30 am)

5.1 Refurbishment Forum. Well presented Forum. There are some matters to raise after meeting with the Property & Infrastructure Subcommittee next week.

5.2 Budget Form – A good meeting which explained the budget well.

5.3 ARC GM. The comment from resident J. Sheedy raised at the GM will be discussed with Manningham Council when ARC meets with them in September.

5.4 Robyn raised three matters which John said he would follow up. These were:- Payment for Gym equipment; Response to comments Finance Subcommittee re

Budget; and that residents have been refused mulch if they look after their garden themselves.

5.5 John made the following comments on other matters raised:-

- i)** Green Bins dirty because FOGO bags breakdown. - Bins in Apartments are being lined with compostable liners but this is not possible for bins on outside streets. He suggested that two bags be used to delay degeneration of the bags as no other stronger bags are available.
- ii)** Speed sign not working. - John will investigate with electrician.
- iii)** Garage door and Front exit gates staying open or not functioning – John has told staff how to correct these problems. He will check this.
- iv)** Duress alarm to be installed in Basement lift lobby. John reminds residents to have the reception phone number on their iphone to ring the ERO if they are in distress as getting up to a handset to press 8 for reception will not always be possible.
- v)** Insurance letter. John will proceed to compose a letter which suggests contents insurance be considered by Residents.
- vi)** John noted the delay in ARC documents being placed on the Portal and in the Library and will pursue this with Melissa.
- vii)** John said the Swimming Pool drainage, railing, cleaning and painting etc., will be commenced on 22nd July and take at least a week to complete.
- viii)** John said he was very impressed at the farewell given by Residents to Debra Hyatt recently. John said he is in the process of finalizing a Job Description for a replacement for Debra.

6. Meeting closed at 11.05 AM

7. Next meeting: Wednesday, 14th August 2024, 9.30am – 11.30am.

Signed:



Peter Sage
Chair



Geoff Dreher
Secretary

14 / 08 / 2024