

Applewood Residents Committee

5, Grand Boulevard, Doncaster, Victoria, 3108

Minutes of Meeting No 4/2023

Wednesday 10th May 2023

Held in Private Dining Room at 10.30 am

Present: Robyn Millership (Chair), Peter Sage (Deputy Chair), Geoff Dreher (Secretary),
Grahme Bond, Ellen Boyd, Jeff Hore, Brian Morris, Bob Slater.

In attendance:-John Smrk & Angela Buckley (from 11.30 am).

Apologies: Nil **Quorum:** OK

1. Confirmation of Minutes of meeting 12th April 2023:

The Minutes were confirmed .

2. Reports of Subcommittees :

2.1 Finance Subcommittee:

No meeting held last month. Account signatures yet to be updated.

2.2 Property & Infrastructure Subcommittee:

2.2.1 It was agreed that the meeting for ARC and ARM to discuss the Relocation in Applewood document approved at the last meeting, be scheduled for 31st May as requested by ARM.

2.2.2 The Refurbishment in Applewood document prepared by the P&I S/c was approved and will be forwarded to ARM to arrange a meeting for discussion. It is suggested that this follow the next ARC meeting.

2.3 Grounds Subcommittee Report:

Peter reported that a lot of work remained to clarify details of work and timing for the Grounds Projects. He awaits comments from John Smrk regarding timing of some projects, some of which extend into the next year.

Particular concerns include :- the condition of polystyrene rings on walkway pillars; Louvres repairs over outdoor dining area; Letter Box cleaning. (See ARM comments below)

2.4 Action Report

Peter reported that a faulty decoder had been replaced in the sprinkler system, and that external lights may need major rewiring. Many projects are listed as concluding next year and this needs to be clarified with John Smrk.

2.5 OHS Report:

Jeff reported:

- i) Tree removals had begun and that Council is requiring replacement of the trees.
- ii) The button operating the pedestrian entry gate is broken.
- iii) Speed signage on entry to Applewood will be hired, due to cost, and installed.
- iv) Dog leads are a safety issue and John Smrk will issue a warning letter to Residents.

2.6 Welcome Report:

Ellen reported that only one couple was welcomed this month with 2 others yet to arrive. There will be 9 new Residents coming in the next few months.

Ellen reported that Erin has taken over part of the administration of the Dinners such as obtaining lists of those wishing to be in a group party or to mingle. She noted that the Friday Nighter dinner in June has been arranged by Peter and entertainment paid for by John Smrk. In July a Mingle Cocktail Party is planned to replace a July Friday Dinner.

Ellen asked that as she acted for ARC in arranging Dinners, her report should include such information in her written report.

This was agreed.

2.7 Gym:

Peter reported that the Leg Press cable was broken and fixed quickly. Also the Walker was old and may be due for replacement.

3.0 Correspondence:

An email from Cordell Short raised the question of possible installation of Solar Power throughout Applewood.

The cost of this is known to be considerable and questions arise regarding whether a Resident should be permitted to install solar power. Electric car charging may also become an issue. It was suggested that solar power on the roof of Activity Centre may be a possibility. (See ARM comments below).

4.0 General Business:

4.1 Pictures of ARC and ARC Subcommittee Members are now on the Portal together with Minutes of meetings.

4.2 Some problems during the Power Outage last week may need to be addressed. Some disabled persons had problems with lifts out of service in the Apartments and others had restarting problems with stoves etc. (See ARM comments below)

5.0 Meeting with ARM - John Smrk & Angela Buckley (11.30 am)

5.1 QS Report & Budget + Relocation in Applewood Meeting –

John reported that as all ARC and ARC P&I committee members can attend on Wednesday 31st May that he will confirm a meeting to discuss the above matters at 9.30am for Relocation and 10.30am for QS&Budget on 31st May.

5.2 Solar Power at Applewood – John confirmed that solar power installation at Applewood was not feasible at present. A recent quote was \$68000 to install on the activity centre which would take 9 years to retrieve in savings.

John and Angela intend to ask a consultant to consider solar power over the next few years as new technology could result in lower costs .

In regard to electric cars – John pointed out that Villa Residents can charge their cars and the cost applies to their personal electricity accounts. In the case of those in the Apartments John will look into how electricity costs for car charging can be billed to the Resident concerned as the need arises.

5.3 Insurance Forum –

The Insurance brokers have concluded and a date for a meeting will be arranged.

5.4 Vehicles exiting the In Gate at Tram Rd. –

Robyn described a meeting a vehicle entering Applewood and exiting via U turn who became aggressive when challenged. The driver said they do it regularly. John will check the CCTV cameras to identify the car concerned.

5.5 Trees for removal –

Trees for removal are now being removed and Council wants them replaced. Arborist will check what is best trees to replace them. Tree lopping is also progressing. John indicated that he is considering Art work for tree stumps which may be left on site .

5.6 Restaurant –

John indicated that the restaurant is making losses and will need to reduce to 2 days per week plus special lunches and dinners. It was pointed out that the menus provided were good but expensive and having Fish & Chips and a Pasta night might be better & cheaper for residents and result in greater attendance. It was very

pleasing to note that Steven will continue to work in the Restaurant despite the reduction in meals.

5.7 Grounds matters –

Peter asked John the following questions regarding timing of projects:

- Water courses behind apartments – waiting on quotes.
- Letter box cleaning – Pressure cleaning causes disintegration. Painting can be done on approval and must be in the same colour as the Villa. They should be done by a maintenance person.
- Wooden Walkway beside pond, painting to be quoted.
- Pool Table refurbishment to be quoted.
- Removal of Cormorant yet to be approved.
- Polystyrene rings around Pillars not repairable. Have to be replaced.

5.8 Refurbishment in Applewood Document –

It was agreed to arrange to discuss the Refurbishment in Applewood document with John and Angela at 11 am to follow the next ARC Meeting on Wednesday 14th June.

6.0 Meeting closed at 12.30 PM

7.0 Next meeting : Wednesday, 14th June 2023, 9.30am.

Signed:



Robyn Millership
Chair



Geoff Dreher
Secretary

14/6/2023