

Applewood Residents Committee

5, Grand Boulevard, Doncaster, Victoria, 3108

Minutes of Meeting No 6/2023

Wednesday 12th Jul 2023

Held in Private Dining Room at 9.30 am

Present:

Robyn Millership (Chair), Geoff Dreher (Secretary), Brian Morris (Treasurer),
Grahme Bond, Ellen Boyd, Jeff Hore,

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

Apologies:

Peter Sage, Bob Slater

Quorum: OK

1. Minutes

1.1 Confirmation of Minutes of meeting 14th June 2023:

The Minutes were confirmed. (Moved Ellen; Seconded Grahme)

2. Reports of Subcommittees :

2.1 Finance Subcommittee:

A Budget Report Format document outlining a suggestion that actual (adjusted) data be used for the current year rather than budgeted figures, be sent to the ARD General Manager Finance, Darren Lewis for consideration. This was approved and it was agreed to send the document to ARD for consideration.

2.2 Property & Infrastructure Subcommittee:

It was noted that the proposal to send a memo to Residents regarding the refurbishment program has not occurred as yet.

Also, some requests by Residents to management do not appear to have followed the process agreed to in February this year.

2.3 Grounds and Action Subcommittee Report:

The interim reports prepared by Bob were noted and that minimal changes had occurred over the last month.

2.4 OHS Report:

Jeff reported that the gates at Applewood Tram Road entrance are not closing in 10 seconds as intended and often stay open for long periods. Also the In-gate at times only opens one gate and requires manual assistance to open the other.

Also, the Neel Street entrance gate does not close fully and is a security issue.

Jeff also reported that driveway repairs still have some loose stones and are a safety hazard.

2.5 Welcome & Events Report:

Ellen reported that she is welcoming 7 new Residents this month.

She looks forward to having new and anticipated new residents mingling at the Mingle Cocktail Party reception with current Residents.

106 have booked for the Mingle Party and 6 staff and the newly appointed Chef will ensure a great night. Ellen particularly wished to thank Erin and Steven for their great help in organising this party.

2.6 Insurance:

Grahme reported that following a meeting with John Smrk on 4th July, the 2023-24 Insurance guide awaits finalization by the Insurance broker and it should answer all questions raised by John Sheedy. Also, the matter of glass cover for all residences was raised and that this will be discussed at the 2023-24 renewal policy discussions.

3.0 Correspondence:

Insurance glass breakage concerns raised by John Sheedy were discussed.

It was noted that not all residences are covered for glass breakages equally and that this should be resolved to ensure equity.

4.0 General Business:

The appointment of Sagar as our new Chef was noted and that good reports have already occurred of the meals he has provided. It was noted that restaurant attendances are less in a week that has major dinners.

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

5.1 Insurance – John confirmed that the inequity that some Residents pay for glass breakages in situations where others do not, will be discussed with the Insurers at the next renewal period next year.

5.2 Capital Management Planning - John confirmed that some of the matters raised in the document prepared by Rod Sinclair on this matter are being implemented.

5.3 Refurbishment memo – It was confirmed that a memo regarding refurbishment would be made part of the Sales Protocol and that a copy will be sent to ARC for information. Also, the Sales staff will set up a forum for refurbishment.

5.4 Process of communication – John acknowledged the receipt of the proposed Process of Communication which ARC confirmed in February last. He agreed to pursue the recommendation for implementation.

A number of complaints by Residents were discussed, and which have not been resolved, may be as a result of appropriate process not being followed.

5.5 Gates - John agreed that there is a problem with the front in- gate not closing as expected and that the receiver is apparently faulty. The safety issue of cars backing out of the In-gate entrance was also discussed and the problem of lack of interest by Dept of Transport in the matter. He is also aware of the faulty Neel street In-gate which is a security issue.

5.6 – Other Matters discussed included the recurrence of driveway pavers lifting and chipping; The new chef in the restaurant and the “competition” of formal lunches and dinners with ordinary dining attendances; and the electricity contract prices rising by 25% this year.

7.0 Meeting closed at 11.25 AM

8.0 Next meeting: Wednesday, 9th August 2023, 9.30am.

Signed:



Robyn Millership
Chair



Geoff Dreher
Secretary

9 /August / 2023