

Applewood Residents Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes of Meeting No. 7/2025

Wednesday 16th July 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, Roger Godfrey, Stephanie Orr.
Apologies: Carole English **In Attendance:** Ron Paice **Quorum:** OK

2. Minutes: Minutes of 11th June 2025 had been approved.

3. Business arising from the Minutes:

3.1 RV Amendment Bill 2025. A Letter and Summary of the Bill (from John Sheedy) was discussed. The Bill was passed on 28th May 2025 and will be passed into law on 1st May 2026.

The amendments will only apply to new Residents after that date.

It was agreed to ask ARD to review the documents and inform Residents of these changes as some confusion is occurring in understanding what is happening.

For example, a Document from Rod Sinclair was tabled which detailed a Court Case ruling regarding Lifestyle Communities which ruled that the exit fee clause in Lifestyle Communities (Who are a different model to Applewood) is void due to the precise fee being unclear. This has resulted in considerable confusion in those Retirement Villages. John has agreed to provide a review of the amended bill to all residents in the near future as it applies to Applewood.

3.2 Manningham Councillors Visit. 8 Councillors will visit Applewood on Saturday 19th July. Details of arrangements for the meeting are to be confirmed with John Smrk.

3.3 Budget Matters. Expenditure to 30th June 2026 has been presented by ARD but problems covering the cost of large items remain.

3.4 GM Matters. Draft Minutes of the recent GM are now on the portal and in the Library so that access to the minutes is available well before the next GM for approval. Also, in future, Residents will be required to sign in on attendance so that those present are listed correctly.

4. Correspondence:

4.1 Letter from J. Sheedy was discussed regarding Minutes of the ARC Finance Subcommittee and a request to change the Terms of Reference of ARC Subcommittees to create Minutes and place them on the Portal/Library.

It was agreed that this was inappropriate as the ARC receives information from its Subcommittees which are appointed by, and act in ARC's name, and hence ARC determines what is minuted and placed on the Portal/Library.

4.2 An email received from J. Sheedy that asked that the ARC Rules be changed to require Minutes of ARC Subcommittees be posted on the Portal/Library, was not accepted.

5. General Business:

5.1 Grounds Report: Peter Sage reported that the Grounds Report for June shows major items confirmed with John Smrk for many items to be commenced in July -such as Community Lounge furniture, Bathroom Change Rooms refurbishment, Lift drive system upgrade, etc.. Tiling in the Foyer and in the Central Walkway will commence in August. Erin and Roger are attending to other works and making amazing progress.

5.2. P&I Meeting Report: The Minutes of the P&I Meeting June 25 were accepted.

A document illustrating how to use the Mildred Valve used to check that Hot Water Systems in the Villas are working properly, along with roof extraction fans, to be sent to ARD for information of Residents. Also, a letter regarding the current method of testing for termites in Villas and the charges made will be sent to ARD for comment.

A letter from Mike Reece was tabled, addressed to the Minister for Roads regarding traffic problems in Tram Road. It was agreed to send this letter.

5.3 Welcome Report: Ellen reported that there are 3 apartments and 2 villas under refurbishment and that currently there are no applications for apartments. She noted that she has difficulty contacting new Residents as she has no automatic access to Residents' mobile phones and land lines often have no voice call storage.

5.4 OHS Report: Jeff Hore's OHS report highlighted the traffic problems in Tram road and number of other matters around the Village.

5.6 Finance Report: Peter Horton reported that he is looking for ways to increase Extra Funds for ARC use and will circulate a document on this matter for members to comment.

6. Meeting with John Smrk ARD Manager – 10.30 am discuss

6.1 John said that 3 accidents have occurred on Tram Road in which one involved a person on a scooter at the pedestrian lights. Drivers going through red lights may be lessened if red light cameras are installed.

6.2 John will use the Mildred Valve document, and advice on roof fans, to inform Residents of its use.

6.3 John advised that the Termite testing device used by the current person testing is very effective and the person concerned has reasonable charges for the service. He received the Termite letter from Peter (see item 5.2).

6.4 Aqua aerobics providers have inspected the pool and will give quotes shortly.

6.5 To assist Ellen with phone access to new Residents they will be asked to provide mobile phone access on arrival as well as land line.

6.6 John will meet with ARC representatives regarding the meeting with Councillors on Saturday 19th July.

6.7 There has been no progress in extending the restaurant hours.

6.8 Leanne started with Applewood as Admin Assistant last month and is a great Assistant .

6.9 RV Amendment Bill – Later this year John will have a meeting of Residents to discuss the new legislation. He will speak with Naomi Liner about it and noted the document provided by Rod Sinclair regarding Lifestyle Communities (see Item 3.1) which he said did not apply to Applewood.

6.10 The appointment of Erin as Assistant Manager was applauded by the ARC and John said he has received many comments of great support for her appointment.

6.11 refurbishment of the Lift interior will be done sometime in the near future. Currently lift mechanism upgrade is the priority. John indicated that ARC will be contacted regarding furniture upgrade when available.

6.12 Refurbishment of the bathroom change rooms will be a total refurbishment.

6.13 Temperature of the pool for Aqua aerobics is listed as 27 C. Many Residents want the pool above 29 C for ordinary swimming.

6.14 John advised that he understood that the Traffic light funding on Tram road has been Federally funded.

7. Meeting Closed at 11.05 am

8. Next ARC Meeting at Wednesday 13th August 2025.

Signed:



Peter Sage - Chair



Geoff Dreher - Secretary

18/07/2025