

Applewood Property & Infrastructure Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

FINAL MINUTES

Minutes P & I meeting – Wednesday June 25th at 3.30 pm in Private Dining Room

Chair – Mike Reece

Present – Rod Sinclair, Peter Horton, Bob Slater, Peter Sage, Ellen Boyd

Apologies – Col Gosbell, Dave Mullen, Blair Feenaghty

Relocation Papers – Progress Report

Peter Sage will be meeting with John Smirk following the P&I meeting and will seek a formal response to the Relocation Paper.

Peter Sage – Feedback from ARC

The response to ARC AGM was very positive. Attendance was very strong and comments indicated that the attendees were very pleased with the presentation.

Stephanie Orr's presentation was also highly praised. It was noted that copies of the presentation are available in the library with a suggestion that the Legacy report be included with resident's monthly account.

Peter S raised the on-going problem with the Tram Road lights at the front entrance of Applewood. The major cause for concern relates to vehicles coming down Tram Road and not stopping in time when the traffic lights turn to red.

The question asked - who is responsible and what needs to be done to fix the problem? Mike Reece suggested that a detailed report be sent to the Minister for Transport to source the organisation that needs to address the problem as a **matter of urgency**.

Peter S is seeking a speaker for the AGM with a topic or topics relevant to Applewood residents – eg Superannuation, Estate Planning etc

Aged Care Paper

Following the positive response by residents to the ARC's paper Leave a Legacy etc another paper has been drafted on the topic of preparations prior to entering Aged Care. ARC member Stephanie Orr is now progressing the distribution of the paper.

Meeting with Manningham Councillors

The date and time of a visit by Manningham Councillors is still being finalised after various dates were postponed. It was noted that this visit will now unfortunately be after any decision on applying a lower rate for Applewood residencies.

Refurbishment Paper

Peter Sage advised that the Refurbishment Paper will be made available from ARD on request and promoted internally.

Other Business

Ellen Boyd reported that sales at Applewood had slowed down during June however she was expecting to meet with a number of new residents during July and August.

Peter S re-visited the concept of Applewood taking out an 'Interest free' loan that would fast track some of the major projects, Future discussion will depend on Applewood budgets.

The subject of increasing the use of the restaurant was raised but it looks very unlikely that this will go anywhere in the immediate future,

Hot Water Service – Battery Operated Valves

Dave Mullen had previously raised the concern that the battery-operated Mildred valves, used with some hot water systems, needed to be checked annually to confirm that they worked appropriately to avoid a potential for flooding. Dave has drafted a document (Mildred Valves), attached, that provides a test procedure that should be carried out annually. The draft will be forwarded by the ARC to the ARD with a recommendation that it instigates a procedure for inspection on behalf of residents.

Water Leaks

Peter H raised the situation of a resident in Barrington Walk having a water leak repaired in the front garden – it was discovered after the resident received a 'very excessive' water bill that clearly identified a water leak.'

A plumber had to dig down to find the problem. The leak was fixed but the resident paid for the plumbing (\$900). The resident took the matter up with the ARD after a couple of weeks was advised that it was now 'with head office' The resident checked his Agreement and the location of the leak appears to be outside of a resident's responsibility and should be paid by the ARD. as such is an Applewood problem.

The issue will be followed up at the next meeting.

Termites

Rod Sinclair advised that certain villas have a termite inspection every year at a cost of \$99 paid for by the resident.

Rod S agreed to draft a letter on behalf of the ARC to the ARD that details previous termite inspections and that the current method is both excessive in regards to both frequency and cost., Copy of letter attached.

Next meeting

Wednesday July 23rd – 3.30 pm – Private Dining Room,

Attached:

Mildred Valve procedure

Termite letter