

Applewood Residents Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes of Meeting No. 8/2024

Wednesday 11th September 2024

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

Present:

Peter Sage (Chair), Ellen Boyd (Deputy Chair), Geoff Dreher (Secretary), Robyn Millership (Treasurer), Grahme Bond, Roger Godfrey, Jeff Hore, Stephanie Orr.

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

Apologies: Carole English **Quorum:** OK

1. Minutes

1.1 The Minutes of the meeting of 14th August 2024 were moved by Roger, seconded by Ellen, and confirmed.

1.2 Business Arising

1.2.1 Ellen reported on the meeting with Manningham Council representatives held on 10th September. Councillor Deidre Diamante was very informative and Manager for Infrastructure Andrea Szymanski who is a Landscape architect was very supportive of developments at Applewood.

Minutes of the meeting lists in detail what was discussed and will be distributed to members. Deidre has indicated that she will send information to John Smrk regarding contacts to progress many matters, and Andrea will be providing many reports of capital works projects.

1.2.2 Proposed Air Conditioner's Noise control document was noted and will be discussed with ARD.

1.2.3 Roof Repairs responsibility for costs will be discussed with ARD.

1.2.4 Refurbishment Fees will be discussed with ARD.

2. Reports:

2.1 Finance Report:

Robyn reported that the QS paper prepared by Rod Sinclair had been discussed with John Smrk who supported the points raised. He will discuss these points with the Quantity Surveyor.

2.2 Property & Infrastructure:

The Minutes of the P&I Subcommittee of 8th August were noted.

Peter noted the points that continue to be raised regarding refurbishment are:-

The 10% refurbishment fee; The 3.85% Commission resale fee; Ongoing costs for Electricity.

Also, recently Gas Cooktops no longer have to be changed to Electric. which may reduce refurbishment costs.

A better plan and information to Residents is needed.

It was agreed to raise these matters again with ARD.

2.3 OHS Report:

Jeff's report detailed a number of items particularly on the expectation of adjustment to the traffic lights coordination on Tram road.

2.4 Grounds Report: Peter reported that he may be able to have the Grounds report based on Management's schedule.

Approximately 60 Photos taken by Roger have detailed defects and repairs needed in many villas, pathways etc. Roger noted cracks in pillars are being plastered over and painted which may re-crack in a short time.

The Pool is nearing final renovation and will be a significant cost on Budget.

2.5 Welcome Report: Ellen reported that there had been no welcomes required last month. A new Resident couple will be welcomed 12th Sept.

The 'Are you OK' day is scheduled for 12th Sept.

2.6 Other matters: The unwanted Cormorant on the Pond is back. The "Eagle" pole requires to be set in the ground (not attached to a pillar) to function as a deterrent properly.

3. Correspondence:

3.1 The document dated 26th August from John Sheedy was discussed.

Grahme pointed out that the majority of the comments in the document were asking for a written response from ARD.

3.2 Bob Slater has asked if the ARD will receive the Electricity rebate promised by Government and provide the rebate to Residents.

4. General Business:

4.1 Robyn raised a question regarding the election of members to ARC and referred to item 8.7 of the ARC Rules which states that Ballot papers must be completed...by indicating in order of preference the nine preferred candidates.

At the last ballot, preferences were requested which required a long and complicated preference count of votes.

It would be preferable to ask Residents to vote Yes or No to candidates on a voting paper which would more easily provide votes for 9 candidates.

It was agreed that Management be asked to proceed in this way if more than 9 Residents nominate for the ARC.

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

5.1 The Refurbishment matters raised in the Property & Infrastructure Sub-Committee Minutes were discussed. These were:-

i) The 3.8% Resale cost and the 10% management of project fee to the outgoing Resident .

John said that Retirement Village costs are not the same as in the external market and the resale cost is stated in the Contract of sale to each Resident. Changing this would need to change all contracts which would be a significant cost.

Robyn pointed out that as Aged Care costs are increasing, many Residents who have to move to Aged Care want to check costs of leaving to ensure they have enough money for Aged Care.

Angela indicated that there is a review of the Retirement Village Act occurring at present which may vary the use of settlement costs on purchase.

ii) Electricity Supply costs should remain for the outgoing Resident as electricity is needed for refurbishment. John will obtain a sample of these costs for information.

iii) Angela indicated that refurbishment increased the capital gain on sale of a residence of which 70% goes to the outgoing Resident.

Peter asked that these matters be discussed with David Turin.

5.2 Insurance: The letter dated 26th July from John Sheedy was discussed. John Smrk pointed out that ARD has not been submitting Insurance claims as there had been no large claims that would significantly exceed the large excess and justify the resulting increase in premium.

Hence the cost of repairs is covered by CRF or ARD.

John Smrk had met with John Sheedy regarding Insurance some four days after receiving his letter dated 26th July.

He had not provided a written response and indicated that he would now do so.

5.3 Roof repairs: The CRF is responsible for these repairs as it is not a building problem.

5.4 Electricity Rebate: ARD is yet to find out how this will be paid to Residents. John will let us know when informed.

5.5 Pool: The Pool painting has concluded and cleaning is now progressing. The Pool should be ready for use within a week.

5.6 Smoke Detectors: If a smoke detector activates spontaneously an electrician should be called to check the system - particularly if other smoke alarms start in response as this means the detector system needs to be checked.

5.7 Sales update: Angela indicated that Four Properties have been sold this year and another Ten are waiting to be marketed.

5.8 Invitation to Rivervue Residents Committee: John and Angela said to contact Tony Goddard at Rivervue to arrange a visit but he wont be back until October.

6. Meeting closed at 11.30 AM

7. Next meeting: Wednesday, 9th October 2024, 9.30am – 11.30am.

Signed:



Peter Sage
Chair



Geoff Dreher
Secretary

9 / 10 / 2024