

Applewood Residents Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes of Meeting No. 7/2024

Wednesday 14th August 2024

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

Present:

Peter Sage (Chair), Geoff Dreher (Secretary), Robyn Millership (Treasurer),
Grahme Bond, Ellen Boyd (until 10.30 am), Roger Godfrey , Carole English, Jeff
Hore, Stephanie Orr.

In Attendance :- Mike Reece (from 9.30am to 9.45am) John Smrk (from 10.30 am)

Apologies: Angela Buckley

Quorum: OK

1. Minutes

1.1 The Minutes of the meeting of 10th July 2024 were moved by Robyn, seconded by Ellen, and confirmed.

1.2 Business Arising

1.2.1 It was confirmed that Manningham Council will meet with ARC at 9.30am on 10th September. Items for discussion include : Healthy Aging ; Rates; Freeway updates, etc.. It was agreed to ask members for items to be listed for discussion.

2. Reports:

2.1 Property& Infrastructure:

The Minutes of the P&I Subcommittee of 11th July were noted.

Mike Reece reported concerns of the P&IS/c regarding Refurbishment. The recent Refurbishment Forum was very well presented by John Smrk. However he listed four major points that the S/c would like considered. These are:-

- i) Selling Fees of 3-3.8% are not in keeping with market place fees which are 1-1.5%.
- ii) The Fee for management of 10% of the refurbishment cost is escalating as the prices of properties rise.
- iii) Electricity fees which are currently payable by the outgoing owner until refurbishment is complete is unreasonable.
- iv) The standard of refurbishment can vary considerably.

It was agreed to raise these matters with ARD.

2.2 Grounds Report: Peter reported that many projects were progressing. Tiling in the A&CC foyer await quotes; the Pool awaits clearing of humidity to finish painting; Lights on some pathways are not working; and cleaning appears to be a problem. To document progress more precisely the Grounds report will be allocated to members of the Grounds S/c in sections.

2.3 Welcome Report: Ellen reported that the presentations by Sales Staff to prospective residents is very good. Also the Friday Nighter's Dinner is very well attended and the items and program very good. However at the last dinner the food was very poor and there have been many complaints. This matter is being pursued with ARD.

2.4 Finance Report: Robyn reported that a number of matters require discussion with ARD. A meeting with John Smrk and the Finance S/c is being arranged.

2.5 OH&S Report: Jeff noted that the problem of cars exiting from Applewood to Tram Road remains concerning and that the DoT has responded to the request from ARD to shorten the timing between lights in both directions. Members noted many comments from Residents regarding this matter. Residents should be advised not to exit the gates unless both lights are activated.

3. General Business:

3.1 Noise Rules. Peter discussed the letter to him from Resident Cordell Short regarding noise levels arising from Air conditioners and the timing restrictions applied. It was agreed that this matter should go to ARD first for comment.

3.2 Sales on the Portal. Stephanie raised the possibility of listing Sales of properties in Applewood on the Portal with dates and prices. It was agreed that this was a good idea and ARD be asked to provide this information.

3.3 Peter provided information emailed to him on 14th August by Manningham Council indicating that Council has determined that Signage and Parking in Hepburn Road is satisfactory.

4. Meeting with ARD – John Smrk (10.30 am)

4.1 ARC expressed great pleasure in the appointment of Erin Geraghty as Village Coordinator. John explained that he has revised the role for Erin and is hoping to soon appoint a Village Administrator with a new role of day to day work to relieve current staff.

4.2 Noise Rules. John said he has had many complaints about noise of air conditioners and will deal with the letters of complaint which should be sent to him first. He said older air conditioners are noisy but newly installed ones are silent.

- 4.3 Visit by Rivervue ARC to Applewood is being arranged by Angela.
- 4.4 The matter of roof collapse and roof repairs in Sandpiper lane was discussed and John indicated that no other similar roof problems exist. The question of who is responsible for the cost of the repairs has not been decided as yet.
- 4.5 The \$300 electricity rebate promised by the Federal Government has not been provided as the Government has not issued the rebate to date.
- 4.6 Residents need to be informed about the red light situation on Tram Road. John will inform his staff.
- 4.7 The Duress Alarm to be installed in the Basement lift lobby has been delayed because electronic transmission is blocked at that level. The matter is being pursued by cable.
- 4.8 John was unaware of lights failure on path to car park. He will investigate.
- 4.9 Lithium Batteries charging was discussed. John will remind Residents of the safety requirements in charging such batteries. The charging of electric cars in the future will require a charging pillar in the car park which can be activated by residents with an approved card.
- 4.10 Swimming Pool repairs are awaiting drying out of ceiling and walls which are oozing water and preventing successful painting. It will probably be another three weeks before the pool repairs can be finished.
- 4.11 North/East link project will affect the Applewood exit at Sargent Street when the Freeway sound wall is moved into Sargent Street. DoT has asked Applewood to allow Sargent Street residents to exit through Applewood . It was agreed that it would be most inappropriate to allow non residents to use applewood as a thorough fare.
John said that DoT said it would be 4 months that Sargent Street will be closed.
ARC agreed that it would be inappropriate to agree to a DoT request that the Lakewood Avenue gate be made an exit and entry gate.

5. Meeting closed at 11.20 AM

6. Next meeting: Wednesday, 11th September 2024, 9.30am – 11.30am.
Signed:



Peter Sage
Chair



Geoff Dreher
Secretary

11 / 09/ 2024