

# Applewood Residents Committee

5, Grand Boulevard, Doncaster, Victoria, 3108

Minutes of Meeting No 2/2023

Wednesday 8<sup>th</sup> March 2023

Held in Private Dining Room at 9.30 am

**Present:** Robyn Millership (Chair), Peter Sage (Deputy Chair), Brian Morris (Treasurer), Geoff Dreher (Secretary), Grahme Bond, Ellen Boyd, Jeff Hore, Bob Slater.

In attendance: John Smrk and Angela Buckley (from 10.30 am).

The Chair welcomed Grahme and Bob to the meeting following their recent appointment. Grahme's CV was noted and he agreed for it be shown in Appleflash.

**Apologies:** Nil **Quorum:** OK

## 1. Confirmation of Minutes of meeting 8<sup>th</sup> February 2023:

It was agreed to alter the last paragraph of Item 3.1 of the Minutes of 8<sup>th</sup> February to read:

"Brian Morris, as ARC Treasurer, and Geoff Dreher, as ARC Secretary, will join Chairperson, Robyn Millership, as signatories to the ARC Westpac Community Solutions One Bank Account, replacing Sally Ding and Bob Slater."

**Minutes of meeting 8<sup>th</sup> February 2023 were confirmed.** (Moved Brian, Seconded Bob)

## 2. Confirmation of membership of Subcommittees of ARC for 2023 :

**2.1 Grounds Subcommittee membership was confirmed as:**

Peter Sage (Chair), John Alvey, Jeff Hore, Brian Morris, Gordon Paulett, Bob Slater.

## 3. Reports of Subcommittees :

### 3.1 Finance Subcommittee:

**3.1.1** The February Minutes of the Finance s/c were noted.

**3.1.2** The proposed Terms of Reference were approved.

**3.3.3** The letter sent to Angela Buckley on 25th Feb 2023 regarding meeting to discuss annual budget and accounts was noted for discussion with her. (See below).

**3.3.4** The QS report has not become available yet. (see Below)

**3.3.5** To assist with CRF and other financial matters Rod Sinclair has been co-opted to the Finance Subcommittee.

### **3.2 Grounds Subcommittee:**

**3.2.1** Grounds Subcommittee Report was noted and the comments made regarding repair and review of areas such as the watercourse from Treetops, replacement of pavers, and gutter cleaning (which awaits QS report) were noted.

**3.2.2** Peter reported that John Smrk has agreed to look into replacing concrete pavers with upgraded tiles such as those installed at Riverview which would give much improved value and maintenance.

### **3.3 Property & Infrastructure Subcommittee:**

**3.3.1** It was agreed that the name of the Subcommittee be changed from Refurbishment & Resale to Property & Infrastructure.

**3.3.2** The proposed Terms of Reference were accepted.

**3.3.3** The Discussion paper circulated regarding relocation in Applewood was discussed and it was agreed to invite Mike Reece to the next ARC meeting to discuss the matters raised in the paper. The problem reported at the last meeting regarding the responsibility for replacement of an air-conditioning unit after a new Resident moved into an apartment earlier this year was discussed and will be raised with John Smrk (See Below)

### **3.4 Manningham Council Liaison Committee:**

The Manningham Liaison person's contact details will be provided to Robyn by Bob.

### **3.5 OHS**

**3.5.1** Jeff reported on the matter of dead trees in Grand Boulevard with branches falling. Delay in removal is occurring because removal of the trees requires Manningham Council approval.

**3.5.2** Non-residents are causing serious problems by turning out of Applewood via the IN- gate at Tram road. Police will not intervene as it is "Private Property". ARM has erected a No Exit sign at the In-gate but the gates are taking some time to close after opening. ARM has installed an alarm to inform them if gates are open for prolonged time.

### **3.6 Welcome :**

Ellen reported that the Resident who moved in in January and three others since then are now ready for her Welcome meeting. A Welcome Morning Tea for all new residents can now be held quarterly and ARC members are welcome to attend if free. John will look to invite persons who organise particular events to speak at the Morning teas.

### **3.7 Gym:**

Peter reported that there is new equipment in the Gym including a Stepper, and Rings and Medicine Balls. He is in conversation with John regarding the Stepper and its suitability for taller people.

### **3.8 Action Report:**

The Action report from Peter was circulated and it was noted that the QS report was still awaited. Two watercourses to be replaced and lights awaiting replacement awaited Quotes.

### **4.0 Correspondence:**

**4.1** Rod Sinclair sent documents regarding a Consultation Meeting by Manningham Council regarding the Yarra Valley Water recycling project in Tram road reserve. This meeting was to receive and hear objections to the plant and as Applewood supports the project there was no reason for any one from Applewood to attend.

**4.2** Documents regarding problems with the Air Conditioner in Apt 43 detailed by the Resident concerned were discussed. This will be raised with John Smrk (See Below)

### **5.0 General Business: Nil.**

### **6.0 Meeting with ARM - John Smrk & Angela Buckley (10.30 am)**

**6.1 QS Report** – The QS Report was tabled by John. He will arrange a meeting to discuss the QS Report with ARC members and ARC Finance Subcommittee members on Wednesday 15<sup>th</sup> March at 10am in the Private Dining Room. The Document will be placed in the letterboxes of members.

**6.2 Mobile Phone Resident directory** - Not proceeding.

**6.3 Restaurant** – Raja is not returning to Applewood. John is looking for a replacement via an Agency.

**6.4 Insurance Forum** – It is expected that this will occur in early April.

**6.5 Riverview** - Angela reported that 47 Villas had been flooded at Riverview and 70 residents displaced. It is expected that the damage will be repaired and most Residents can move back into their Villas by end of June.

All Villas were built above the “1/100 Flood line” and had Melbourne Water approval which was detailed in a planning permit on purchase by TIG corp in 2010. Flood Insurance of \$5M will be fully consumed.

**6.6 Meeting regarding Annual Budget and Accounts** – The letter to Angela from Finance Subcommittee requesting a meeting before the release of Annual Budget and Accounts documents was discussed. John and Angela will arrange for ARC Members and ARC Finance Subcommittee members to be invited 3-4 weeks before release of the documents, for discussion.

**6.7 Air Conditioner problems** – Ellen tabled the documents provided by a Resident regarding their complaint that their air conditioning had not been serviced properly before settlement.

John said that contractors had provided documents which stated that everything was in working order. He showed a document signed by a contractor which said that the Air conditioners were heating and cooling, and the filters had been cleaned. He stated that if the item breaks down the 'next day' then it is the Resident's responsibility. He indicated that the resident has the right to bring an expert contractor into inspect equipment in a residence before settlement and demand repair of anything is found to be unsatisfactory. However after settlement it becomes the Resident's responsibility.

John said he would arrange for the ARM Sales Team (Heidi & Helene) to meet with him and the Property & Infrastructure Subcommittee to discuss this matter.

**6.8 In Gate closure** – John indicated concern regarding Non-Residents exiting the In-Gate at Tram Road and had erected a No Exit sign. The gate closure timing was being addressed.

**6.9 Footy Tipping** – John hoped that a resident would volunteer to assist Residents to enroll for "Applewood Footy Tipping".

**6.10 Indoor Bowling Mats** – these have been approved.

**6.11 New Staff** – Interviews for an Assistant Manager are progressing.

**7.0 Close of Meeting** – It was agreed that a congratulatory letter be sent to Dot Haynes who was awarded an OAM recently for community service. She was instrumental in gaining traffic lights at the Applewood Tram Road entrance.

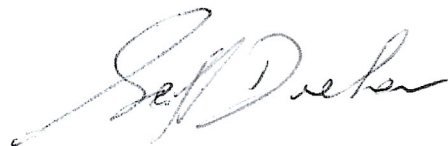
**Meeting closed at 12.05 PM**

**Next meeting : Wednesday, 12<sup>th</sup> April 2023, 10.30am.**

Signed:



Robyn Millership  
Chair



Geoff Dreher  
Secretary

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