



91 King William Road, Unley SA 5061 | ABN 13 092 002 858

GOLDEN GROVE LIFESTYLE VILLAGE

MINUTES OF ANNUAL MEETING

Held on the 20th October 2020

1. PRELIMINARIES

Meeting Attendees:

48 Residents of Golden Grove Lifestyle Village
Trish Sentinella, Village Coordinator, Lifestyle SA
Paul Hosking, Operations Manager, Lifestyle SA

Apologies:

As per list in office

Introductions:

Paul Hosking opened the Annual Meeting at 10.00am and welcomed everyone in attendance.

Minutes recorded by:

Trish Sentinella, Lifestyle SA, Village Coordinator

2. AGENDA ITEMS

Paul advised that every resident would have received a Notice to Convene an annual Meeting with the following information:

An Audited statement of income & expenditure in relation to the Maintenance Fund for 2019/2020
A Statement of estimates of Income & expenditure for 2020/2021.

and in relation to the Capital Items Replacement Fund

An Audited statement of income & expenditure for 2019/2020
A Statement of estimates of Income & expenditure in relation to the CIRF account for 2020/2021.

For the coming financial year 2020/2021 there would be no increase in maintenance fees.

Notices regarding no increase to fees were issued to all residents on the 12th of June 2020.

Another copy can be obtained from the Co-ordinator if required.

Residents were invited to submit questions in writing prior to this meeting and as such we did not receive any written questions.

3. QUESTIONS ASKED FROM THE FLOOR

Question 1: Graham Thomas Unit 284

Do we have a long term contract with our electricity retailer, Savant? Who represented the residents when this contract was negotiated and is a copy of the contract available? Could other retailers offer a better rate?

Answer:

There is no fixed term contract in place for residents with Savant Energy. If a resident wishes to change retailers they can do this under the Freedom of Choice rules set by the Australian Energy Regulator.

There is no contract in place with Savant Energy to supply power to individual residences. Lifestyle SA appointed Savant Energy as the "Embedded Network Manager" on behalf of the village owner.

As per the rules set by the Australian Energy Regulator a customer within an embedded network is not bound to purchase power from that network manager, as such the appointment of any network manager is at the discretion of the village owner and customers have avenues to seek their provider of choice via the Freedom of Choice rules. All customers have the right to address concerns direct to the Australian Energy Regulator.

The contract between Lifestyle SA and Savant Energy is to be the manager of the embedded network and it has confidentiality clauses between the parties. Therefore the contract cannot be shared to parties outside of the contracted entities.

Electricity is a competitive market, we would encourage that you always look at the market to ensure you are getting a good deal. That said you need to ensure that you are comparing all aspects of the pricing being offered. We would also encourage that you discuss any pricing direct with the team at Savant Energy to see how they can assist you.

Question 2: Ray Sweeney Unit 182

How is the management fee apportioned?

Answer:

There is a breakdown of what the Management fee covers in the paperwork that was provided to all residents in the Notice to Convene an Annual Meeting.

Management fees are apportioned on a per unit basis multiplied by the number of units at the relevant village. The fee is \$19.96 per week for each unit.

Question 3: Ian Norman Unit 18

With the electricity contract when does the 5 years start?

Answer:

The management of the embedded network was signed in 2015 so the first 5 years has been completed.

Question 4: Chris McKie Unit 311

The a/c units are not serviced what if there was a problem with the unit and it caught on fire?

Answer:

There is no requirement to have an annual service on the units. We do clean the return air filters annually as part of our Preventative Maintenance Checks which is recommended by our air conditioner contractor.

Question 5: Chris McKie Unit 311

With the increased risk of bush fires around the country where would we be housed in the event that our unit or many units were affected by fire?

Answer:

We would seek to reallocate any residents where their unit has been affected by fire in an area that is deemed safe and secure and the exact location of the temporary accommodation can only be determined at the time of such an occurrence.

Statement from Doug Ramsay Unit 90

I am aware of a unit that was affected by flooding and I believe the residents were put up in hotel accommodation.

Question 6: Doug Ramsay Unit 90

I understand the electricity infrastructure is owned, operated and managed by Savant, could you please advise who owns the meters?

Answer:

The infrastructure is owned by the village owners which included providing meters. The meters are maintained, repaired or replaced by Savant Energy, however the ownership remains with the village owner.

5. CLOSURE

Minutes of the meeting will be available 10 business days after this meeting and the meeting was declared closed at 10.20am.

Minutes distribution date: 3rd November 2020