



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

GOLDEN GROVE LIFESTYLE VILLAGE

MINUTES OF ANNUAL MEETING

Held on the 19th October 2021

1. PRELIMINARIES

Meeting Attendees:

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

2. AGENDA ITEMS

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

- Audited statement of income received from residents and expenditure of that income, for the previous financial year.
- Statement of estimates of income from residents and expenditure of the income for the current financial year.
- Statement of the estimates of income and expenditure for the current financial year in relation to the any capital item funds.

We also advise that a formatting error occurred whereby on the CIRF estimates for 2021/2022- Income "Contributions from maintenance fund" did not copy correctly from the maintenance fund estimates. These amounts should be the same and we will provide an amended CIRF statement for 2021/2022 along with the minutes of this meeting.

The increase to the maintenance fees applicable for this financial year commencing 1st July 2021 was 3.2%. This includes the inclusion of water sewerage access charge and council rates as both SA Water and City of Tea Tree Gully have implemented billing changes whereby you will no longer receive direct accounts from either of these utility groups.

Notices of this increase were issued to all residents on the 28th June 2021.

Another copy can be obtained from the Coordinator if required.

Residents were invited to submit questions in writing prior to this meeting and as such we received 4 questions.

3. WRITTEN QUESTIONS SUBMITTED

Question 1: June Dempster Unit 123

If a resident is undergoing continual rehabilitation, could they have a set time and days to do their exercises in the pool without residents who might just want to swim, similar to how there are set times for children to be in the pool?

Answer:

We see this as a reasonable request, please take this matter up with your village Coordinator Trish.

Added: We are looking at Monday, Wednesday and Friday from 2.00-3.00pm and would be interested in any resident feedback regarding these times.

Question 2: Colin Byles Unit 342

I would like to submit a proposal that would permit dog owners within the village to have an off-leash area where dogs could socialise within a restricted area for one hour a day. The suggested area is opposite unit 226 as it is fenced on one side and has a large garden on the other?

Answer:

We have considered the suggested area however we advise that the village has not been designed to have an "off-leash" area for dogs. An area such as this would need to be fully fenced for such a purpose. Any "off-leash" area would require full resident consultation as it involves an amendment to the contract to change the use of communal facilities.

Question 3: Roger Adamson Unit 338

Has Lifestyle SA considered a protocol for insisting that their staff within the village be required to be fully vaccinated and will such a protocol extend to the trades people that are engaged to do work at the village?

Answer:

We refer you to Safe Work Australia, the COVID-19 vaccine is voluntary and Lifestyle SA will not be insisting that staff are fully vaccinated.

Lifestyle SA will not be insisting that trades people are fully vaccinated.

Question 4: Lesley Attrill Unit 257

The emergency button on the outside of the Clubhouse next to the defibrillator – the committee would like to know why this has been refused and want LSA to reconsider this as a matter of urgency. The reason given before was that no other village had one and that it could be pushed unintentionally. The committee wants to point out that we were willing to pay for the button and installation and with access slots on the Smartlink no more infrastructure would be required. This is not a thoroughfare which would encourage inadvertent activation. We could ensure its placement was in a location that would not allow it to be pushed inadvertently or be mistake?

Answer:

Our initial answer stands and we will not install such a button as we believe there are enough buttons to cover all emergencies.

If you require further explanation please see the Village Coordinator Trish

4. QUESTIONS FROM THE FLOOR

Statement from Alan Douglas Unit 50

The finance group found mistakes on the Maintenance statement, if they were audited he did not do a good job. The special projects expenditure for the budget 2020/2021 is showing \$49500 however this should be \$15000.

Answer:

This error was only in the "Budget 2020/2021" and did not affect any actuals for 2020/2021 which is what is audited. This has been corrected, should any resident require another copy please see Trish.

Question 1: Mike Ludbrook unit 41

Is it possible to get a breakdown of council rates for my unit?

Answer:

The initial maintenance increase was calculated for each unit based on the rate paid by each unit however the new bills we receive from the council do not show the rate per unit but a total only for the whole village.

We now have a separate line entry for Council Rates and Sewerage Access on the Statement of Income and Expenditure so you can see separately what the village is paying for both these items.

Question 2: Doug Ramsay Unit 90

The Residents Committee feel there is a possibility of an emergency happening on the bowling green at the same risk level as toilets/showers in the pool. Can you provide medical evidence that there is no risk. We went to the trouble of installing defibrillators and now we would like our residents to feel confident and the knowledge that access to an ambulance could be obtained at the push of a button.

Answer:

As stated we believe we have enough buttons to cover all emergencies.

Any emergency button is connected to a Smartlink unit so you would still need to enter the Clubrooms to talk to the ADT operator. By speaking with the ADT operator you can advise them what the emergency is and they can relay this to the ambulance and the call can be given the priority it is needed.

Question 3: Ray Sweeney Unit 182

If I activated my pendant at home and could not speak with an operator would my call not be given priority?

Answer:

Any pendant or button activation is given priority. I would like to assure all residents that a pendant or button activation in your unit would be given absolute priority even if you could not speak with the ADT operator.

Question from Colin Byles unit 342

Could you just install a phone on the outside wall at the Clubrooms next to the button?

Answer

There is no button outside.

5. CLOSURE

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

Date of Distribution: 29th October 2021