

Residents' Committee Annual General Meeting

Date: Monday 5th September 2022



MEMBERS for 2021 – 2022:– LE, LA, RS, JD, SP, CZ,
DR, EC, Both resigned.

1-25 Captain Robertson Avenue, Golden Grove, SA 5125

Time: 7.05pm

Location: Community Centre, Golden Grove Lifestyle Village.

The Chairperson, LE, opened the meeting and welcomed all in attendance. LA advised that there was a quorum to proceed.

Present:

Attending Members: LE, LA, RS, JD, SP, CZ and BM, plus
- 77 Units represented and 15 Absentee votes registered

Apologies:

15 apologies noted.

Minutes of the previous meeting:

Motion for approval of the Previous Minutes for the AGM held on 23rd August 2021

Proposer: CF Second: RS, Accepted by all present.

Motion for approval of the Previous Minutes for the Reconvened AGM held on 6th September 2021

Proposer: JG Second: RC, Accepted by all present.

Business arising from the previous minutes:

At the previous meeting in August this motion from the floor was put to the attendees: "The previously proposed refund is not to be distributed but to be retained as surplus to be used as required". It was proposed by LE and seconded by DR. Following discussions and questions the motion was put to those in attendance. The voting was as follows – For the motion 70, against – 5, abstain – 2. Therefore the motion is passed by attending residents. ADs was asked to convey the resulting motion to Lifestyle. However Lifestyle decided that a survey should be sent to all residences to provide all residents the opportunity to vote on the proposal of a refund. The survey the results were that 80.75% (281) residences responded, of those 92.5% (260) voted yes with 7.5% (21) voting against the refund. Due to this result the residents received a refund of one month's maintenance fee.

The Chairperson's report: Report given by LE:

Twelve months ago, at the Residents committee Annual General Meeting there were no nominations of any kind for office bearers either by way of nomination form or by voice at the meeting. A subsequent meeting was held in accordance with the prevailing practice and regulations. Between the two meetings a group of us met to see if we could gather interest from enough people to enable the Residents Committee to continue.

At the subsequent meeting there were enough nominations to enable a committee to be elected unopposed.

For the last 12 months I have chaired the Residents committee.

I inherited a very long list of matters which each month were passed to the next meeting with little or no action.

Some matters had been listed for several years without resolve or progress.

Trimming this list was not to the satisfaction of some members and we had one resignation as a result.

I have tried to steer the Committee back to its legislated purpose namely: To consult with the Operator, that is Lifestyle SA, in relation to matters of interest to Residents and to represent the interests of Residents.

I can't claim much success in this endeavour.

When dealing with RN and LN (LSA) I have concluded that they have no interest in the opinions or activities of our Residents. Historically I seen bad behaviour both by LSA and by Residents and Residents committees at meetings. It is because of this that I have no interest in continuing either as Chairman or as a committee member.

The committee has presided over a reduction in water rates, a reduction in Council Rates neither of which were initiated by the Committee.

The 7-year saga of electric energy supply has not resulted in any changes. Recently a clear and thorough explanation of the situation was given by the Managing Director of SAVANT. It is hoped that this matter is now at an end although I do detect some dissatisfaction with the continuing situation.

There have been some achievements, RS has now got the website online, gglv.net and it is hoped that Committee will use this to good effect.

I wish the new committee well in their endeavours.

Questions were invited from the floor – JW asked about the security and privacy measures being put in place on the website. The technical issues were discussed re the domain name. It will have minutes and newsletters plus general information for residents. It will be managed by an administrator meaning only he/she will be able to add/change any information. It is noted that the Association has said that the website should not go ahead. It was pointed out to JW that the Residents' Committee is not governed by the Association. It had already been discussed with their President and the Residents' Committee had agreed that any mention/details of the Association will not appear on the website. JW's concern revolve around scams and possible increase in this activity and the fact that some residents had already been victim of scams. Some residents do not have a computer to access the website. It was also pointed out to JW that Facebook is also a security risk but that still is available. He wanted to ask how many had visited the site, but it was pointed out that the domain name had only recently been approved and registered, and this information would be published in the next newsletter. Access would have therefore only been through the trial site.

LE thanked RS for the amount of time and work required to get the website to this point.

Motion for Acceptance of the Chairperson's Report

Proposer: LB Seconder: RA. Accepted by all present

The Treasurer's financial report: Report given by BM

I was appointed Auditor at the AGM in 2021 however in May this year the elected Treasurer resigned and I was asked to step into the Treasurer role for the remainder of the year. I can therefore no longer audit the books for the Residents Committee.

As this stage the report is UNAUDITED. I have asked a number of residents to undertake the role (which does not have to be completed by a qualified Auditor) to no avail and LA has also advertised in the Newsletter. The alternative now will be to appoint an outside Auditor.

As you all have a copy of my snapshot of the financials I will not dwell on the figures but speak about the overall direction of the funds. If anyone would like a copy of the full financials I would be happy to email it to you.

I have expressed my concern to a number of residents in relation to the lack of funds. A decision was made several years ago to ask groups to make a small profit or break even. However it has come to a point where this Committee is relying on the Residents Association and grants to cover the cost of new equipment and top up day to day expenses. The Association sold the stage which was purchased in 2021 at a net cost of \$4755 to the Committee this year for \$1 which is a large saving. The only other major item purchased this year was a replacement computer at a cost of \$1148. This is held by the Treasurer to enable the Committee to continue with the MYOB Accounting program.

I would like to point out that 5 years ago the years income was \$98,648 and in 2018 the income was \$76,100. This year it is \$51,447 after taking out the transfers and grants from the Association. Covid 19 has also played a part in the Village activities.

The total equity this year is \$17,986.09.

There are some areas that can be investigated – better purchasing perhaps and a different direction in some Social and Catering events and an increase in some bar prices As an aside I would like to point out that coffee and biscuits now cost 58 cents and sell for 50 cents and the Committee purchases rubbish bags, paper towels, wipes etc. as Lifestyle don't supply them. These costs are petty but they add up.

I would like to thank all of the volunteers that give up their time to serve us – not only those familiar faces but also the faces behind the scene including the men who collect our empty bottles to enable the bar to make a little more profit.

Some years ago there was a discussion as to whether a \$50,000 safety net be maintained to cover any exceptional costs. I have spoken to a number of residents but although they remember the discussion I have yet to find out whether it was approved or whether it needs to be.

So far in the 2 months from 1st July 2022 the Residents Committee has made a loss of \$362.

Motion for Acceptance of the Treasurer's Report

Proposer: BS Seconder: BD. Accepted by all present

passed.

There were no further questions from the floor.

Committee elections for the next twelve months:

The Chairperson, LE, declared all committee positions vacant. He stated that he intended to take on the role of Acting Chair, unless there were any objections. JW questioned this appointment as the Committee Guidelines note that the Acting Chair should not be a current member of the Committee.

JW put a motion to the floor that the temporary Acting Chairperson should be RA.

Proposer: JW, Seconder: SP. Accepted by a show of hands.

LE handed over to the Acting Chairperson, RA, who took control of the process.

RA thanked the Committee for all the work they have undertaken in the past year.

“I have been appointed to preside as Acting Chairperson for this election. I will go through the nominations in turn. The Returning Officer is GS”.

I will now proceed with the election.

“The first position is that of Chairperson. At the close of nominations on 29th August 2022 no nominations have been received. I am therefore asking for nominations from the floor for the position of Chairperson.” No nominations were received.

“The second position is that of Deputy Chairperson. At the close of nominations on 29th August 2022 no nominations have been received. I am therefore asking for nominations from the floor for the position of Deputy Chairperson.” No nominations were received.

“The third position is that of Secretary. At the close of nominations on 29th August 2022 no nominations have been received. I am therefore asking for nominations from the floor for the position of Secretary.” No nominations were received.

“The fourth position is that of Treasurer. At the close of nominations on 29th August 2022 no nominations have been received. I am therefore asking for nominations from the floor for the position of Treasurer.” No nominations were received.

I will proceed to nominations for the Ordinary Members.

The nominations for the Four Ordinary Committee members are:

- 1. JD.– Proposed by himself, Seconded by RS
- 2. CZ – Proposed by ED, Seconded by PD
- 3. LA – Proposed by RH, Seconded by CM
- 4. No fourth nomination has been received. As there is a vacant position for an Ordinary Member I am therefore asking for nominations from the floor for that position. GL, of Unit 265, nominated himself. His nomination was proposed by JW and seconded by BM. The nomination was accepted by all present without dissent therefore GL has become the fourth Ordinary Member.

These members will meet to decide who will take on the specific roles of the Committee.

RA handed back LA.

Appointment of the auditor – To be decided.

As there was no further business LA thanked all present and declared the meeting adjourned at 8.20pm.