



MEMBERS – Ian T (IT), Lesley A (LA), Sue H, (SH) Bev M, (BM) Maureen B, (MB) Mark J, (MJ) George L (GL)& Jeff W (JW)

Golden Grove Lifestyle Village Residents' Committee Minutes Scheduled for 9.00am on Friday 11th July, 2025 in the Card Room

Present: LA, BM, MB, MJ, GL, JW

Apologies: SH, IT, Roger A (RA), Jim O'N, (JO')

Sub Committee Members: Ray S (RS)

Visitor/s: Sue B (SB)

Approval of the minutes of the previous Committee Meeting held on 13/06/2025

Proposed: BM **Seconded:** JW Minutes accepted

Sub Committee Reports:

- Social and Catering/Events' Groups –
 - Army Band event to be held on Sunday 3rd August, excellent bookings so far
 - Quiz night to be held on Saturday 23rd August
 - Concert planned for Sunday afternoon 7th September has been deferred
 - Awaiting confirmation from S McFeeters re cabaret to be held in September
 - Bingo was declared a great success, will continue for two more months then review.
- Bar Committee-
 - A stocktake is to be undertaken.
- Budget and Finance –
- Group met with LSA re maintenance fee and argued strongly that the
 - Group consisting of IT, LA, BM and GL met with LSA re maintenance fee and argued strongly that the increase in the fee would have a large impact on residents. They were successful in having increased maintenance fee reduced from 9% to 7%. LN negotiated with Mr Clip to have the hourly rate for routine gardening maintenance reduced.
- Website –
 - RS continuing to look at password protection and succession plan. Entry to be placed in Newsletter asking if a Village resident was interested in having a talk with RS with regard to assisting with the website.
 - Noted the newsletters from other villages were uploaded onto the web but suggested they be printed and placed on the notice board or all residents to access. One Newsletter is not on the website as it has people's personal details listed.

Business arising from the minutes:

- LN will hold special meetings with the Residents Committee to discuss major issues as they arise.
- Active Utilities/Savant has been reappointed as the Embedded Network Electricity Manager. Some residents have not had their concessions applied to their electricity bills but amended bills have been sent out. The kW hourly rate was questioned and was incorrect but has been corrected. The kW hourly rate will be adjusted from 1/7/25. Contract still to be signed as of 2/7/25.
- One computer in the Bocce Room is available for use by residents but the older computer will be disposed of. Bevis M (BM) has removed the router and internet connection lead because the router is showing signs of overheating and recommended that it not be left on site.
- It was agreed that the AGM is to be held on Wednesday 17th September at 7pm due to holiday dates of members. **Action** – LA to arrange plan.
- Bowling Green – MJ discussed water pooling issue with KCL to ascertain the reason for the problem. May be a drainage issue due to sand replacement prior to laying bowling surface. Maintenance agreement needs to be signed but this issue may be resolved soon.

Correspondence inwards:

- 16th June, email from LA asking Committee Members of their availability to attend AGM in Sept.
- 19th June, email from LA asking members If AGM could be held on Sunday Afternoon

- 22nd June, email from IT after feedback from Committee Members it was decided that the AGM could still be held on a Monday.
- 23rd June email from Ray F (RF) stating that “It was decided that the Association would continue to act independently (i.e. The Status Quo).” And “... that, in light of the fact we have no new information, we believe it would be unproductive to have further combined Committee discussions on the issue in the immediate future.” (See RAC Meeting Minutes dated 29th May - as amended 20th June).

Newsletters received:

- Village Matters, The Parks; The Reserve Woodcroft. RS said all Newsletters received can be seen on our Village Website, gglv.net

Correspondence outwards:

- N/A

Financial Report (R/C Account):

- Treasurers Report
- Financial Report
 - Current Bank Balance \$44,312.67, Monthly Profit \$908.46
 - Term Deposit is awaiting signatures
 - BM is contacting various groups and people regarding float money
 - Small Urn purchased and replaced in Workshop by Graham G
 - Small Urn for the Clubhouse was approved and purchased for \$129.00 by MJ
 - Fifty cups have been ordered and purchased and are currently being used
 - BM to purchase more spoons
 - Night owls financial plan provided.
- Request for funds –
 - BM Request from Nellie H in relation to scones for Village Connect
 - SAVRA have issued an invoice for \$3296.50 for payment of subscriptions covering each of our Village Units for the years 2025/26. The Committee agreed to payment.
 - Request for a new television in the clubhouse main room. The current one appears to be failing with a disrupted picture and low sound. MJ replaced the batteries in the controller and it appeared to work okay. As this is a LSA asset they would have to approve and purchase, MJ to discuss with SB. Noted the request to move the TV to behind the bar area has been declined by LSA previously.
- Motion to approve all financial reports – Proposed LA, Seconded MJ

Report from Residents' Association Committee (RAC):

- Minutes of the RAC Meeting held on the 20th June yet to be approved

General Business:

- N/A

Any Other Business:

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Meeting concluded at 11.35am

Next meeting: Friday 08th August 2025 at 9.00am – in the Card Room

Golden Grove Lifestyle Village Residents' Committee Minutes Scheduled for 9.30am on Friday 11th July, 2025 in the Card Room

Business for LSA:

- **Lawns and Gardening –**
 - SB having a meeting with Mr. Clip next week regarding replanting
 - Three common areas have been replanted
 - Blitz is happening in Section 5, delay due to illness
 - Plan showing areas where Lucas the gardener has done work and the areas he will be working on in the future. No requirement to complete maintenance forms for gardening.
- **Other business –**
- Residents concern re perceived maintenance neglect
- Time delays for action to requests by forms and emails
- Painting external and internal, and external building repairs
 - Painting list covers all Lifestyle Villages so therefore a wait occurs for work to be done
 - Communication from LSA regarding answers to Emails concerning maintenance requests is lacking. If a maintenance request has been submitted and after a period of time nothing has been done approach SB and find out what is the cause of the work not being done
 - Communication Channel is still having problems, some Televisions may need retuning.
 - Maintenance checks will remain yearly. Air conditioning filters are replaced yearly confirmed as sufficient with Air-Conditioning company.
 - NBN – If people wish to connect to the NBN the charge is \$165 as NBN tech and SA Electronics are involved. The monthly plan is more expensive.
 - Village Internet review – Audit of the Village Internet system which is ageing and not coping with current increase in use, is to be undertaken
 - The definition of “Wear and Tear” is normal aging of property over time, not damage caused by negligence or misuse
 - The bowling green is still a problem with water pooling on it, KCL have been approached and checked the area and it may be a drainage problem
 - A bowling green maintenance program is being undertaken so it may be submitted to LSA
 - Slats have been approved for the Northern End Shelters of the Bowling Green, will be installed in next couple of weeks
 - Seating throughout the Village has still not been approved, the Committee stated that they would like to see seats at each of the gates, of the four common areas only one has seating. SB has completed a review of current seating available throughout the village, has agreed to provide a copy of the result of where seating is available.
 - Replacement of chairs in the Main Hall – LN will be providing samples of chairs to be considered. Padded chairs expensive.
 - Four new tables for the main hall have arrived, but storage may be a problem. SB suggested in the dining room where the ‘black’ chairs are currently stored.
 - The large industrial bin in the Caravan Park 1 has been moved to Bay 8
 - Committee commented that the cleaning of the Community Centre was not of a good standard. The pavers outside the Centre also need cleaning. SB to contact contactor
 - Cleaning fluid is being used undiluted which has caused medial issues when used. The bottles when filled must be diluted. The Committee asked to consider changing the product though dilution may still be an issue. Product could be changed because of the high level of chemicals. SB to undertake change
 - MJ has spoken to SB asking if LSA would consider replacing the Television in the Club House for a more modern unit
 - The request to convene a working party with LSA to look at creating Golden Grove as a Green Site has been deferred.
 - Replies from LSA from meeting minutes action items – not discussed
 - Dog fence policy – Noted that a fence has been erected around a veranda as new residents have a dog. SB said that there was no Dog Fence Policy only that any alteration and/or addition must be approved

by LSA. Asked if this was a requirement now if a new resident moved in with a dog or current resident acquires a dog, apparently it is. Noted that it is screw fixed to the wall, then to the corner post of the veranda, another extra pole placed in the span to the next corner post, and then fixed to the top and bottom horizontal bars of the drying area. A gate is next to the drying area. The height is much higher than the safety fence on the unit's boundary, no explanation given for that. The reason for this is that the garden is a common area and if the lawn or garden is damaged by the dog, residents may expect repair to be costed to the CIRF. The committee pointed out that residents were not allowed to have awnings/blinds attached to the wall or the veranda posts, but the rule does not appear to apply to the dog fence. Also noted how unhygienic it is if the dog is expected to 'wee and poo' only in the veranda.