



MINUTES

Inter Village Meeting of Lifestyle SA Villages held at The Ferns Lifestyle Village Salisbury East on Wednesday 7th February, 2018 at 10.15am

Attendee

Forest Place:	Brian March, Don Crago
Golden Grove:	Doug Ramsay, Alan Douglas, Rod Overall
Heysen Court:	Merv Keenihan, Marlene Pressley
Mt Barker:	Betty Nobes, Einer Herringe, Sue Gear
The Elms:	Pam Blackmore, Reg Morris, Steve Barber
The Ferns:	Alf Taylor, Chris Butler, Keith Scott
The Gardens:	Vic Smith, Ken Brine, Janet Murphy
The Parks:	Kelvin Roberts, 2 Committee Members
The Reserve:	Annette Cubitt, John Cook
The Sands:	Pam Castle, Jan Topsfield, Lindsay Chuck
The Vines:	Frank Kotzur, Gloria Compton, Brenda Betton
SARVRA	Bob Ainsworth

Apologies

J Albrechtsen, T Groves

Welcome

The Chairperson, Alf Taylor, opened the meeting and welcomed everyone present

Approval of Minutes

Minutes of the meeting held at The Sands Lifestyle Village on 1st November, 2017 were accepted as correct.

Business Arising

Nil

General Business

Bob Ainsworth, President of SARVRA, attended the meeting to provide information and answer questions regarding the new Retirement Villages Act 2016.

To date Villages have not received information, from the operator, regarding changes as a result of the new Act. *The Gardens* advised that Lifestyle SA are consulting their lawyers prior to sending out information on changes. *Bob* suggested Villages should approach Lifestyle SA in the coming week to request the information as other operators have already made this information available.

The Grove said that OFTA advised that if your contract conditions vary from the conditions in the Act then the more beneficial conditions apply.

The Vines asked what happens if you have moved out of your unit prior to January, are the operators obligated to provide marketing information as per the new Act. *Bob* replied that they are required to provide the information as outlined in the Regulations. *The Elms* asked if that includes the sales price of the unit. *Golden Grove* said the sale price of the unit should be available on the Lifestyle SA website.

Forest Place asked if information is available to assist in the case of a deceased estate when the executors may be inexperienced and negotiations with Lifestyle SA can be difficult. *Bob* said he will do an article on this later in the year.

The Ferns enquired re the surplus/deficit policy as the reference in the Regulations is uninterpretable. *Bob* suggested that the Villages meet with the operators to discuss and that we avoid the default policy. He also said that Villages should be supplied with sufficient information to support the budgets provided by Lifestyle SA and that there should also be at least 2 meeting to negotiate. *The Vines* asked if the new Act provides Villages with more say in the use of surpluses, *Bob* said it is silent on that subject. *Forest Place* had advice from Vanessa, OFTA, that if a Village puts up a good case with the appropriate paperwork it should be approved. *Bob* said that the money can only be used to assist residents.

There was some general discussion regarding the difficulties with communications between the Villages and the operator including how this seems to be very one sided.

Alf thanked *Bob* for his attendance and for the invaluable information that he has supplied

Bob advised that there will be an update on the changes to the Liquor Licencing Act in the next newsletter.

Liquor Licencing Act changes

There was some general discussion around whether to retain an incorporated Association or not. Ian Jurgs from The Parks provided a paper on the pro's and con's of retaining both Committees.

Bob offered to send out some information which will be forwarded to all Villages.

Preventative Maintenance

Forest Place discussed the change in preventative maintenance from 6 to 12 monthly and asked if any of the Villages have been able to negotiate with Lifestyle SA. Both *The Gardens* and *The Ferns* have approached LSA but have been told that the change is not negotiable. It was agreed that this is a big problem especially in regard to the emergency system and air conditioner maintenance and filter cleaning.

Electricity for those on an embedded network

The Grove, Mt Barker, The Reserve and The Gardens discussed issues around suppliers and agreed to meet for a joint discussion with LSA

Ambulances getting lost when attending

Golden Grove advised that they have issues with ambulances not being able to find specific units within the Village. They have tried to arrange a meeting with LSA, RAA and SA Ambulance

however have had no cooperation with SA Ambulance service. There was also discussion around the emergency buttons in the communal areas. *The Gardens* have had smart links installed at each emergency phone at a cost of approximately \$6,500 which came from the CIRF. *The Vines* have signs with instructions for use when an emergency occurs.

Gardening and general maintenance

Heysen Court have gardeners and a maintenance person once per week, however, this does not always occur and it is most unsatisfactory. *The Ferns* advised that they wrote to LSA however were told that they were the only Village “having problems”. LSA does not seem to take into account that the older villages have different gardening and maintenance issues to the newer villages. *The Vines* are not satisfied with the standard of gardening supplied by Dutts Cuts, gardeners have been pulling out plants because they can’t tell the difference between a plant and a weed. *The Ferns – Alf* will draft a joint submission to be forwarded to each village for actioning. *The Sands* suggested that perhaps Resident representatives could meet with the gardeners however *The Vines* said they have been told not to communicate with the gardeners. *The Vines* have some maintenance requests which have been outstanding for 2 ½ months

SA Water assessments

There was some discussion around the proposed changes to assessments by SA Water *Bob* said that SARVRA has been agitating and speaking with relevant politicians, the Property Council and the print media regarding the proposed changes and will continue to do so.

Christmas staffing

The Ferns discussed the lack of support available from LSA during the Christmas period when all LSA staff were on leave. *Alf* will approach LSA about this issue later in the year.

Village security

All Villages expressed concern around the provision of entry codes to contractors, prospective buyers etc and the fact that there does not seem to be any control over access of rescinding of access when contracts are cancelled.

Mt Barker thanked Bob Ainsworth for the support and huge number of hours put in by SARVRA on behalf of the villages.

Alf thanked all attendees and suggested that we not hold meeting in January/February in future due to the heat.

Next Meeting

To be held at Mt Barker Village on Wednesday 25th July, 2018

Meeting closed

12.05pm