



**Minutes**

**Inter-Village Meeting of LifestyleSA Villages**

held at Mount Barker Lifestyle Retirement Village

on Wednesday 25<sup>th</sup> July 2018 at 10.15am

**1. Attendees:**

Forest Place	Pam Clarke, Don Crago, Jorn Albrechtsen
Golden Grove	Doug Ramsay, Roger Adamson, Robert White
Heysen Court	Marlene Pressley, Ray Wendelborn, Phil McDonald
Mount Barker	Betty Nobes, Einer Herringe, Sue Gear
The Elms	Pam Blackmore, Steve Barber, Robyn MacKenzie
The Ferns	Alf Taylor, Keith Scott, George Eden
The Gardens	Ken Brine, John Green, Janet Murphy
The Parks	Barry Rowe, Kelvin Roberts, Trevor Rowley
The Reserve	Ray Thompson, Annette Cubitt
The Sands	Pam Castle, Jan Topsfield, Lindsay Chuck
The Vines	Frank Kotzur, Anna Harkness, Carol Major, Pearle Flude (Vines SARVRA Rep)
SARVRA	Bob Ainsworth

**2. Apologies:** Nil

**3. Welcome:**

**4. Minutes:** Minutes of Meeting Held 7<sup>th</sup> February 2018 held at The Ferns Lifestyle Village Salisbury East were accepted as correct.

<b>Moved:</b> Frank Kotzur	<b>Seconded:</b> Janet Murphy	<b>Carried</b>
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**5. Business Arising from the Previous Meeting 7<sup>th</sup> February 2018:**

5.1 Phil McDonald (Heysen Court Rep) was left off the Attendance List.

## 6. Correspondence:

### 6.1 SARVRA - President - Bob Ainsworth (Attached)

## 7. SARVRA: - President - Bob Ainsworth

### 7.1 SA Water Rates Parliamentary Select Committee.

The Marshall Liberal Government has made a commitment to establish a Parliamentary Select Committee within 6 months, to investigate valuation policies of the Valuer-General and their impact on retirement village residents.

- The enquiry provides us with the opportunity to demonstrate to the parliament not only the windfall gains collected by local councils from retirement village residents as a result of the foot print density of independent living units, but also the contribution by residents to the ongoing maintenance of the many types of infrastructure both above and beneath ground.

SARVRA has commenced preliminary work on its submission to the forthcoming Parliamentary Select Committee LifestyleSA has been briefed on our submission and has indicated support for the project. Any information would need to be obtained directly from each of the LifestyleSA Resident Committees'. The Property Council are undertaking some research in relation to the footprint of Independent Living Unit's (ILU) however, SARVRA needs the assistance of all Resident Committee members to measure the total length of the roads/streets measured in kilometres within your village plus the number of street lights and fire hydrants, above & below ground.

Bob thanked all the Lifestyle Villages for the information they have provided to date. We have just one chance to turn this policy around.

SARVRA hereby invited a nomination from the LifestyleSA Inter-Village group to join and contribute to the workings of the sub-committee.

Anticipated this will involve up to three meetings a year which in the past have been held at Living Choice Fullarton. **Professor Jeff Lidells** is prepared to work with us.

- Roger Adams from Golden Grove nominated Doug Ramsay:
- Phil McDonald from Heysen Court Seconded:
- Carol Major from The Vines nominated Frank Kotzur from The Vines Seconded: Pearl Flude from The Vines:
- Doug Ramsey withdrew his nomination:
- Frank Kotzur from The Vines was nominated:

## 7.2 Liquor Licence proposal put forward by LifestyleSA. (discussion)

A general discussion followed;

### **Summary**

Prior to the new Liquor Licence Rules & Regulations became law, there was a real sense of purpose, ownership and commitment to life in each individual village. The residents worked together, and as each Village “aged” they were able to improve, replace or upgrade, with the profits that were raised by the funds from the sale of the liquor, raffles etc. The anticipation of the new Laws was that no licence would be needed to sell liquor within each Village to residents and that only sales to persons over the age of 18yrs could take place. This is reflected in the law. It now appears that LifestyleSA has come up with “*their own set of rules*” as well, with absolutely no thought of consultation or explanation as to why, where or how this will work into the future. In the past, funds raised by “bar sales” have upgraded many items both large & small, as well improvements with the approval of LifestyleSA. Without the ability to raise meaningful funds, the meeting could only see a dim future for each Village. Either Maintenance Fees will rise dramatically to maintain the infrastructure, or Villages will all become “run down” and a “used to be great” asset in each district will be lost. The obvious disappointment at the meeting was clear. LifestyleSA need to meet with all the eleven (11) Chairperson’s at a meeting to allow open and honest discussion.

As a result the following Motion was put;-

- A Sub-Committee be formed to develop a joint strategy to address Lifestyle’s interpretation relating to liquor licencing changes and their views re: “Commercial Activities”.

<b>Moved:</b> Pam Castle	<b>Seconded:</b> Doug Ramsay	<b>Carried</b>
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- Chairperson or a representative from your Village to attend a meeting in Adelaide on Friday 27th July at 10.00am.

## 8. General Business:

8.1 Forest Place - Nil

8.2 Golden Grove - Nil

8.3 Heysen Court

Q. Was a response received to the joint letter sent to Lifestyle re: our dissatisfaction with the gardening?

A. No reply or acknowledgement that LifestyleSA had received the letter. On a follow up phone conversation, Diane Tinsley advised that 6 Villages said they did not support the letter.

General discussion on:

Garden Zone System – not working well

It seems if residents complain only then does the Co-ordinator get the gardener to attend to their problem.

The Gardens – complaints have dropped right off.

The Parks - feel their Co-ordinator is not giving residents' requests enough attention.

Liquor Licence/Bar Sale contribution – no advice from Lifestyle re: future requirements

- Item discussed previously

Residents' Committee Rules

The Vines have amended Committee Rules. Guidelines from OFTA.

Residents' Association – are all Villages retaining their Association?

- Item discussed previously

**8.4** Mount Barker - Nil

**8.5** The Elms

The future of Village Incorporated Associations?

- Item discussed previously

What are villages doing about Liquor Licensing?

- Item discussed previously

How did other villages get on with the Lifestyle documents updates?

Voted against the Surplus & Deficit Policy – most residents ignored it. Gone to default.

Discussion:

The Vines – Ignored it – Surplus & Deficit Policy should have been discussed with the Residents Committee. Original contract signed 6 years ago was 1.5 pages long, now the new contract is 13 pages. The surplus we have belongs to the residents.

Problem accepting the Default Policy – no questions at the meeting,

The Sands – LifestyleSA had received legal advice . We were told that the maintenance funds belong to the owner operator.

**8.6**

The Ferns

Bowling green and involvement of Safe Work SA

Disaster with bowling green over the last 4 years since it was laid. Co-ordinator listed all the problems and sent the list to SafeWorkSA. Their inspection resulted in closing the bowling green until it was fully restored.

Liquor Licensing – future operations

- Item discussed previously

Budget Process. Special Projects – are they proposed to use up our accumulated surplus? Lack of provision of breakdown of management fees as per the Act.

LifestyleSA appeared to use the accumulated surplus on unnecessary items.

LifestyleSA has not provided us with a full breakdown of Management Fees of the 2.5 million to run their Head Office. Our Maintenance Person and Co-ordinator are both paid from our Maintenance Funds.

Are we paying GST on the reimbursement of salaries etc for admin staff?

Co-ordinator & Maintenance personnel employed by LifestyleSA are paid direct from LifestyleSA booked to your village Maintenance Fund. – should not be paying GST on salaries. LifestyleSA pay their wages which they then recoup from the Maintenance Fund.

- Mount Barker - There is no reimbursement to LifestyleSA and if that is the case certainly no GST is paid.
- The Vines - Wages get paid straight out of the management fees.

Did anyone else have a problem with LifestyleSA when they were consulted regarding the new Budget? Finance Committee felt that the Budget should only be going up by 2%. Revised Budget eventually came back at 2%.

The Sands – 2 Budgets presented at 3.5% and one for 2.5% at the meeting we queried the increase. A further meeting is to be held on 10th August to look at the CIRF and the budget.

Golden Grove – First increase with the surplus of \$160,000 . The Committee advised Lifestyle we could not condone any increase. We have special projects to do and we agreed on 3 – internal decorating of the centre, that's clearly in the CIRF.

The Elms – Other special projects were CIRF like?

1. Rebarking clearly a maintenance issue, maintaining the gardens
2. Club room floor needs to be resealed that is a maintenance issue.
3. Over grown hedge rows garden maintenance.
4. Didn't agree on re-decorating of our 2 Community Centres.

The Ferns - 0% increase in our budget

LED lighting within buildings and street lighting.

YES organisation – quote main hall, bowling club rooms and street lights. Last quarters electricity account is needed. Will not give us a quote until they get the last electricity account.

Golden Grove –Deferred this change for now.

The Reserve – Street lighting has been done around the Community Centre both projects came out of the Maintenance Fund. Projected \$7,200 actual savings based on a quarter about \$5,000.

Heysen Court – We have changed our street lighting to LED's. Cost \$3,000 from Echo Lighting. Just got a quote, looking at getting Community Centre lights done. No quote received as yet.

8.7

The Gardens

Could those villages who use LED lights in their Community Centres and for their street lights, provide any data relating to costs and savings?

Received info from The Sands, just waiting on quotes

Update on the Trans Tasman power for the community centres.

Golden Grove - Work in progress – indicated that the Village could save at least a 1/3<sup>rd</sup> in our electricity costs for Community Centre. Trans Tasman are seeking suppliers and quotes. We should hear some news soon and will advise villages involved.

## 8.8

The Parks

LifestyleSA refuse to attend Inter-Village Meetings. Does the RVA Act 2016 now give us the ability to have them attend when requested as per Div 4 38 (11) page 38.

Whether the Act gives us the ability to request LifestyleSA attend our Inter-Village Meetings or not. Residents Committees have the right to call for a meeting with LifestyleSA.

Mount Barker - Can see the value of inviting SARVRA President, Bob Ainsworth to Inter-Village Meetings. Suggest an open invitation be extended to SARVRA to attend a meetings in the future.

The Elms – Have the opportunity to request LifestyleSA to attend a meeting on a particular issue by quoting the Act.

Should we develop a policy that allows Lifestyle Retirement Villages Resident Association Committees to jointly fund legal fees in cases “that relate to matters of principle or importance to Lifestyle Residents”?

Clause 11 does give us the ability. Need to get more active and work as a group.

The Parks – Remarketing Policy – clauses are a concern. They need to be looked at carefully and tested. If you sign the Remarketing Policy they can change it any time.

The Vines – LifestyleSA took 5 months with Lawyers to get these policies written up and gave us a week to sign them. We advised our residents not to sign anything.

The Elms – Has anyone seen the recent PID’s given to new residents? Apparently residents are not only responsible for painting inside their units but also responsible for the tiles in the bathroom.

Are there any issues/matters that have gone to the Tribunal that would be of interest to us all?

From a village or resident, refurbishment charges. Nothing to share.

**8.9**      The Reserve - Nil

**8.10**     The Sands

During the recent budget process projects previously classified or paid out of CIRF are now considered maintenance account items.

- Item covered previously

Liquor Sales – Are other villages considering a payment to the maintenance account for liquor sales?

- Item covered previously

Maintenance Surplus – Lifestyle suggested a number of special projects targeting the surplus which do not fit into the category of reducing ongoing maintenance fees. Are other Villages having this experience?

- Item covered previously

**8.11**     The Vines

Observers at normal monthly Committee Meetings?

Problem at the moment with some residents wanting to attend monthly Committee Meetings. The Committee feels uncomfortable with observers as we are volunteers and feel that we would be restricted in our discussions. The proposal from the residents is that we allow observers. Co-ordinator advised that we have to allow residents to attend the Committee Meetings.

Discussion Summary:

The Sands – As a courtesy we allow people to observe to see how complex it is to attend our Committee Meetings.

Golden Grove - Residents are allowed to address the meeting just to put forward their point. The rest of the meeting is not for general discussion.



The Gardens – LifestyleSA have said that all residents should be able to attend the Committee Meetings.

Forest Place - Residents should not be able to attend the meeting it is for the elected members on the Committee only. We would not want to invite all residents.

Mount Barker – Any matters discussed at the Committee Meetings should be open to observers. They must remain silent at all times and leave the meeting if they wish to talk among themselves. At no time can they interrupt or disturb the meeting in any way. In the case of a personal nature involving a resident of the Village, the Chairperson can close the meeting for the length of the item, to all observers. This item should not be minuted for residents to read.

The Vines – Observers should not speak at any time for the duration of the meeting.

**9. Other Business:**

The Sands – are Lifestyle going to allow us to have meetings on their properties in the future. What about the funding of the meetings?

- It is a private function

**10. Venue for Next Inter-Village Meeting:**

The Vines - November 7<sup>th</sup> 2018

**11. Meeting Closed: 12.31pm**

*List of Inter-Village Meetings - Provided by Ian Jurgs*

October, 2013	Golden Grove	February, 2014	The Ferns
June, 2014	Forest Place	November, 2014	The Vines
February, 2015	The Sands	June, 2015	The Elms
November, 2015	The Parks	March, 2016	The Gardens
July, 2016	Forest Place	November, 2016	Heysen Court
March, 2017	The Reserve	July, 2017	Golden Grove
November, 2017	The Sands	February, 2018	The Ferns
July, 2018	Mount Barker	November, 2018	The Vines