



## **NORTHERN REGION INTER VILLAGE MEETING**

**Monday 28th July 2025 at 10:00am**

**Venue: The Vines, 35 Coleman Parade, Evanston Park**

### **MINUTES**

**1. WELCOME:** Jill G (Chairperson, The Vines)

### **2. ATTENDEES**

THE FERNS - Ann M, Bill C

HEYSEN COURT - Marlene P (VC), Sandy P (Sec)

THE ELMS Jeff H, Maureen D

THE GARDENS Lois W (C), Mike S (T), Vic S (VC)

THE VINES Jill G, Lorraine R (VC), Kathy D (Sec), Maggie E, Lis S

GOLDEN GROVE Lesley A, Maureen B,

APOLOGIES: Gail N Pam F

### **3. MINUTES OF PREVIOUS MEETING**

#### **AMENDMENTS**

3.1 The Vines: Paragraph 1: Replace Salisbury Council with Gawler Council.

3.2 The Gardens: Paragraph 1: Incorrect statement: Delete – Mr Clip is to begin on 1 July. The Vines: Paragraph 5: Incorrect statement: Replace Pines accidentally poisoned – Not sure what caused the candle pines to die after the Bowling Green was replaced. They have now been removed.

Minutes accepted: Sandra Parkin Seconded: Ann Mueller

### **4. BUSINESS ARISING**

4.1 The Vines: Council Rates rebate application. Thanks to Jeff H, we have a road map and have formed a Sub Committee. AGM is in September so will be continuing with this shortly. The Elms: Advised that Salisbury Council now applying 15% rebate for Lifestyle Villages in their council area.

#### **4.2 REPLACEMENT PLANTS**

The Ferns: Plants died due to lack of maintenance from Lifestyle. Water system was turned off and by the time residents noticed, the plants could not recover. 44 front lawns had to be replaced at a total cost of \$130,000. Lisa from Lifestyle did not feel obligated to pay for this. The report of the problems started last October and regularly since then regarding the problems. The Committee is currently working with Federal and local MP's because Residents should not have to foot the bill for replacement plants when it is a Lifestyle management issue. The Residents are also not happy with being charged for a Village Co-ordinator for four months while no-one was employed, hence the reason maintenance problems were being ignored even when residents advised through channels given. The Committee feels there is no oversight of the Finances. They now have a co-ordinator, but no-one has been notified or introduced to anyone.

### **4.3 BOWLING GREEN ISSUES**

**Golden Grove:** Removed trees and plants

Requested slats for shade & wind break around Seating. They installed little pots in place of the plants which offer no shade (finally after 4 months slats have been put on the back side of seating.) Still have problems with water pooling on new surface, the new surface was laid over existing sand base. Committee contacted the company that installed the green. Apparently, Lifestyle will not approve the work. Ferns & The Elms: having similar issues with water pooling The Vines: Were advised not to use vacuums on surface due to it picking up the sand base. Use of Blowers ok for leaves. Elms have their own roller. The Vines get it rolled when deemed necessary by a contractor. Seems to be a problem with pooling water on greens. There are sponges that can be used to help with this problem.

### **4.4 NBN UPDATES**

**Golden Grove** – NBN is only provided from Street to Communications Hub. Lifestyle Advised it would cost Residents \$165.00 each house to an electrician to have upgraded cabling from the Hub to Unit. Also cost of NBN upgrade would nearly double monthly fees. No guarantee it would improve the speed and service. Capacity of the Community Hub has been flagged as the problem with providers. Committee have asked to have a review of the whole system. Appears to be copper cable and not fibre optic. 3am is the only time internet is reliable. 348 units being serviced by one Communication Hub. Someone suggested they could Amplify but apparently advise from Providers sits with the capacity of the Hub. It seems some Villages have more problems than others.

**The Ferns:** Been requesting similar, cleared lines. Advised by Fulton hogan will be replacing cable with Fibreoptic through all the pits in June. Nothing has happened yet. It appears Lifestyle have not signed off on it. Committee is following up.

### **4.5 DARYL G**

Access of Visiting MPs to Lifestyle Villages: Feedback: There is nothing in the village guidelines that indicates restrictions to MP's visiting on site if invited by Residents. No permission is needed from Lifestyle.

### **4.6 LSA FINANCES**

Quarterly report comparisons: No-one to comment. Financial Management Methods committee progress summary. Key tag replacements can be charged from \$50 and \$80 at different villages. These charges should be on finance reports. If it's not on-sold, the profits go straight to Lifestyle. These tags cost about \$2:50. The software is installed at most Villages on site. Even if not, it should not cost anywhere near that amount. It appears Lifestyle is profiteering. The Gardens: understand SA Electronics provide their Fobs. Village representatives were asked if we ever see official invoices for items provided and paid for by CIRF. No-one recalls seeing this information. Lifestyle need to be more transparent with accountancy practises.

**The Ferns:** Are currently challenging Lifestyle with the Maintenance increase. Lisa believed they can because insurance/ water costs rising. However, there are guidelines that link maintenance increases to CPI including insurance.

### **4.7 MAINTENANCE AND GARDENING ISSUES**

**The Elms:** The dead trees have been removed at the request of Residents. If there is poor management of the watering system, we should not have to replenish funds to cover. No Coordinator for some time now either. Why are we paying for Service not provided. All villages were presented with a survey asking for Gardening Maintenance Contractors preference. Most Northern Villages did not want to pay the extra for Mr Clip. Golden Grove: Mr Clip, committee negotiated \$50 per hr instead of \$75 per hour as quoted on survey. This means it is cheaper than Dutts Cutts by \$5.00p/h. The problem is that the gardeners are not accountable for quality of work.

#### **4.8 SARVRA**

Survey results No information

### **5. GENERAL BUSINESS**

#### **5.1 POOL/ SPA MAINTENANCE**

Problem with transparency of costs and accountability. The Council can request a review under the Health and Safety act if Residents are concerned.

#### **5.2 SOLAR PANELS**

**The Ferns:** Solar Panels on the Community Centre that were paid for by the Residents have been removed without consultation or compensation for the \$25,000.00 investment.

#### **5.3 ELECTRICITY PROVIDERS**

Some Villages have embedded network which gives them cheaper electricity overall. Not all villages have access to this.

#### **5.4 DOG FENCING**

Confusion over rules, some villages are attaching to the brickwork without the resident requesting. As the rules have changed that do not allow any attachments to the building, this is a direct contradiction, and some residents are fearful they will be charged for the repairs when they leave. Also, some residents are being informed they must have the fencing around the patio area, not allowing pets to use the lawned area for toileting. This is unhygienic.

#### **NEXT MEETING:**

Golden Grove – Date in October TBA

**MEETING CLOSED: 11:50AM**