



MEMBERS for 2025-26: – Ian T (IT), Lesley A (LA), Sue H (SH), Bev M (BM), Mark J (MJ), George L (GL) & Jeff W (JW)

Residents' Committee Annual General Meeting Minutes

Date: Monday 17th September 2026

Time: 10am. Start time

Location: Community Centre, Golden Grove Lifestyle Village.

Welcome and declaration of a quorum by IT. :

Present: Attendee unit numbers – 90

Committee members – IT. LA. SH BM GL, JW.

Apologies – MJ.

Apologies: 44 units

IT. , advised that the AGM was changed to a morning time slot to help more residents to be able to attend.

Do have a quorum.

Minutes of the previous Annual General Meeting held on 17th September 2025. Copies of minutes have been published on the notice boards. No changes required. Motion to accept the minutes of the previous meeting –

Proposed by: JW. Seconded by: Ray H (RH). Accepted by all present by a show of hands

Business arising from the previous minutes:

- None

Chairperson's Report: IT.,

Again, this year has initially been consumed with improving the gardening within the Village.

Lifestyle after considerable discussion committed to performing a gardening blitz to bring the gardens back to a suitable standard.

They also made the decision to re bark the entire village.

On completion of the blitz the village certainly looked much improved but there continues to be room for improvement, and we keep working in trying to get the best outcome but as is normal resourcing becomes a cost factor that must always be considered.

Extending the gardening theme in this year's CIRF budget following our requests there will be further landscaping of communal areas near the sports club and caravan parks.

After Lisa Norris advised us last year that she would not attend future Residents Committee meetings we were able to change her position and she has agreed to attend bimonthly meetings subject to agenda and her diary.

It is important that we maintain close dialogue with Lifestyle Management.

Residents would be aware that we have tried to change the chairs in the community centre to a more comfortable seating.

We could not convince Lifestyle with our recommendation, but they have committed to replace many of the chairs this year with the sturdier type. Unfortunately, where required residents may still need to bring their own cushions. We continued to pressure Lifestyle about the replacement of electricity meters to the smart meters as per the agreed contract. This has finally been undertaken.

Just to let everyone know that residents have not received an electricity bill as the meters are not working properly as this stage. Active to fix issues. They will work with residents if necessary.

The budget and finance group again worked very hard with Lifestyle to maintain respectable fee increases in line with village needs and general inflation.

Initially we were faced with a 5.5% fee increase and after financial analysis and negotiation we were able to reduce this to a 4.2% increase while maintaining a budget surplus for the year that will allow for any variables and can be carried forward to offset future increases.

We received numerous individual requests from residents to have repairs or maintenance undertaken at their individual residences.

In all instances we were able to get good outcomes and action undertaken by Lifestyle.

I remind all residents that the committee only becomes the conduit to such requests when all discussion individually

by residents with Lifestyle has been exhausted.

Many events were held during the year run by both the Social Group and Individuals.

I would personally like to commend and thank those people who make Lifestyle living so much more enjoyable

It is important that we build on the social aspect of the village and I would like the social group to develop further under the auspice of the Residents Committee

The Residents Committee funds appropriate events, however we do expect that any funding provided is reconciled at the event conclusion for accurate record resident's monies.

For insurance, financial support and proper planning, it is important that the Residents Committee are advised of all events and they are included on the monthly planner.

I would like to thank Ray S. (RS), for his ongoing commitment to maintaining our website and I suggest that residents use the site as there is good information there about the village.

I would also like to commend the bar staff who do an amazing job of opening and operating the bar for our many events. Jim and Tom and many volunteers have done this for many years, and we must not underestimate the job they do for us.

We have been requested to look at implementing a new Point of Sale system in the bars allowing for better reporting and card use facilities rather than just cash.

We have approved this for the sporting club only, due to concerns from bar staff of the ability and need to use such a system. We will be able to test the system in a less busy environment.

It has been delayed as we work through some details of implementation ensuring that we can continue to open the bars for the residents.

I am aware that Jim is not in favour of changing the current system as they do currently work, however the committee believes that introducing new technology will enable us to provide more flexibility in payment method and better control and reporting going forward. Remember we are not taking away the ability to use cash, but rather just adding an alternative in line with current trends.

Knowing our stance Jim has offered to continue overseeing the community hall bar and when he returns, I will have further discussions with him regarding the Bar Manager role. Also had other expressions of interest for Bar Manager and that will be included in the further discussions with Jim.

Finally, I would again like to thank the members of the Residents Committee who give numerous hours of their time to help residents and our village living. Without this group we would be at the total mercy of the operator and the outcome would be much poorer.

We continue to work diligently with Lifestyle to improve the standards within the Village for all residents.

Thank you everyone for your support this year.

Motion to accept the Chairperson's report:

Proposed by: Deryck S (DS), Seconded by: RH.

All in favour, none against – accepted by show of hands.

Questions on the Report

Geoff R (GR) asked what was happening for the environment regarding the landscaping around the caravan park areas. Geoff has been advised that they will take everything out. In the he has planted shrubs on the road side to assist with soundproofing and reflection into his house. IT. and LA. advised that as far as the committee knows, only inside the park area is to be cleared. Ian said he realises that LSA plan on putting more stones, due to cost of maintaining the bushes. We will raise it will LSA.

Ann B (AB) raised issue that gardener. Used to have 2 gardeners and didn't have to wait too long for the gardener to come around. Now, in zone 4, they had a gardener last week, who did a wonderful job, but it has taken 9mths for him to come back to this area. With that in mind could we consider 2 gardeners, considering we have over 400 houses. We previously had beautiful gardens and they are slowly going to the pack. She understands the cost factor but we are losing our beautiful gardens and it will turn into a hot box with little or no shade.

IT. stated that there had been a discussion in the budget for a second gardener. Do residents realise that an extra gardener would cost around \$125k per year, which would need to be covered by the residents? It's a balancing act as to whether we increase the fees accordingly or work on a better solution. Ian stated that he would prefer two gardeners and that the gardening issue is still on the agenda. Jeff said its \$300 to \$400 extra per year per resident to have an extra gardener.

Matthew K (MK), said that he has friends in other villages that pay more in maintenance for less facilities and not as

good gardens. Ian stated that we would all like more plants, not rocks and the job of the gardener is too much for one person. Gardeners are doing the best they can

Leo B (LB). is disappointed that when residents leave, all the gardens are removed and grasses put in. Even if the new residents asks for the garden to stay, it's all removed. Ian said that its LSA policy

Greg Y (GY). said that it costs around \$8k for the individual to remove all the plants when leaving, even though they only cut them to ground level and the roots not removed. Greg would like to request that the plants are kept when residents vacate. Ian will raise with LSA but it's their decision

JW. said to watch the noticeboard and the committee will raise with LSA and keep you informed.

John Moore stated that the committee need better communication with residents and that the minutes are not detailed enough and sometimes hard to understand. Needed is more open communication between committee and residents. Suggested meetings throughout the year to understand what's going on. Another problem is not enough detail in minutes, i.e. relating to chairs. Not enough detail in minutes as to what's happening.

JW. stated that more information will be put in the newsletter.

Ian stated that the Residents Committee will find a way to have a mid-year get together. The committee has been trying to enhance the relationship with LSA and we feel this is happening. Better relationship with Lisa and Sue Bennett.

The Treasurer's financial report: BM. For 2025 to 2026

The overall surplus for the year was \$3676.73 which was slightly higher than the previous year of due in part to the drop in expenditure. The Social Committee associated groups are concentrating on arranging functions at a small profit to enable everyone to be able to attend at a reasonable cost and with a respectable bank balance we are happy for this to continue while feasible. Some areas to mention are Bar profit \$8,883 Nett (24.7%) \$9436 Nett 25.4% last year

A decision was made to provide free tea, coffee and biscuits and this resulted in a cost of \$2418.74. This also had an effect on Village Connect who also dropped their sale price by 50c to reflect the change however they were able to absorb the cost and make a small profit of \$80.50. Term Deposits – This year the Committee placed \$31,500 into Term Deposits to bolster our cash reserves. I would like to sincerely thank the Organisers and volunteers who work tirelessly to provide us with entertainment and miscellaneous projects throughout the Village. They are often the hidden gems that not many people could name. I must add that times are changing in the financial world of the Village. When the Residents Committee took on the responsibility for social functions as well as dealing directly with Lifestyle regarding budgets and village concerns the Association retained its ABN and kept funds in ordinary and high interest accounts for major purchases and other expenses as needed. Both Committees now contribute funds to functions. To avoid any overlap, we have held discussions with the Association to ensure each Committee is aware of the other's funding commitments. We hope that in the future the two Committees can work much closer for the combined benefit of the Village.

I would like to address an issue that has arisen from time to time: more groups are now raising funds for specific functions and spending all proceeds on those events. While I understand this approach, if all groups operate in this way, the Village may not generate the income needed to fund shared facilities, such as improved seating in partnership with Lifestyle. I am not questioning the integrity of those involved, many of whom I have known for many years. However, as Treasurer, I am responsible for accounting for fundraising within the Village, whether an event breaks even or records a loss, and I am currently unable to do so.

Treasurer, BM. (FPNA retired)

Any questions about the report. No

Motion to accept the Treasurer's report: -

Proposed by: Denise P (DP) Seconded by: Doug R (DR)

All in favour, none against – accepted by show of hands. (A copy of the full audit report is published on the notice boards.)

SARVRA Report: Roger A (RA)

February of this year saw the amendments made to the RV Act of 2016 come into Law. Whilst the Government felt they could not make changes to the many different contracts already existing in the 530 RV Villages in SA, they did make changes that will bring about greater transparency and protection of residents rights. The RV Registrar and the

Civil and Administrative Tribunal have been given greater powers to hear and make rulings on disputes. Operators and their Staff will be required to undertake training conducted by the Human Services Department (RV unit) on the amended changes to the Act Regulations relating to the strengthened Code of Conduct commencing in 2027. Residents will have more say in acceptance or decline of changes to Village Rules and increases in Maintenance Fees. Residents with the aid of their doctors or specialists written declaration stating they require health or mobility aids to enable them to live independently longer in their Unit, will be able to have such aids installed.

SARVRA has developed relationships with similar bodies in the other States with a view to tackling common issues on a Federal basis, such as "Means tested rent assistance". Residents are currently precluded from claiming such assistance through Centrelink due to a ruling based on the amount of contribution a resident paid to secure their lease. The threshold of this ruling has not increased since its inception in the 1990's. SARVRA seeks the assistance and support of members in contacting their local Federal Member to point out their failure to stay abreast of the increased entry fees in RV Villages and that such investments by residents in taking a lease in an RV Village should be considered a Financial Transaction similar to other investment products that are under the scrutiny of Australian Securities and Investment Commission (ASIC) and the ACCC to ensure such contracts comply with Consumer Laws. Such Financial Transactions require the sales people of such products be trained and licensed so they can be held accountable, such as Financial Advisors and Real Estate Sales people.

As of this meeting I will be standing down as the Village SARVRA rep, and I would like to thank all village members for their support during the review of the RV Act. I also give a big thank you to Jim O'Neill for his help over the last couple of years and for agreeing to take my place. I leave you all with a comment from Frank Pangello MP, who said when we presented our submission to Politician's back in 2021 "your members need to be more proactive and assertive".

IT. thanked Roger for all he has done as the SARVRA rep for a long time and huge thankyou to Jim O'Neill for continuing on the work

Thankyou

Sub – Committee Reports:

- **The Social/Events Groups**

SH. Events Report

This has been a full year for me with quite a few events that I have organised and run. Of course, none of this is possible without the huge support of all my helpers. I am so very grateful for all their help.

I have successfully organised over the past 12mths, 2 Fashion parades for the ladies, arranged for Dave Freeman to perform a Neil Diamond tribute with 180 residents in attendance, a Market Day where residents sold their wares, and a Xmas dinner, where residents enjoyed a lovely two course meal, while listening to the talented singer who performed Xmas Carols, as well as many popular songs

I have tried to organise a variety of events for the residents, so that hopefully there is something for everyone. Residents will always be invited first and if there are any seats remaining, they will be offered to non-residents at a higher price. Thankyou

- **The Bar Committee: Tom M (TM)**

Bar Report from Current Bar Committee.

Looks great all the decorations around the hall for the football, but over the last 5 years Tom has struggled to get a TV for the clubhouse bar. Eventually got one, but much smaller than what was requested, but it's not mounted properly. Also found that they can't get Wi-Fi, but at least people can now come and enjoy the facility and watch sport on the TV.

I have been absent for some time and would like to thank all who have inquired as to my health and also, I cannot say enough to those who have covered for me at the clubrooms bar during this time.

The bar service commenced on the 21st January 2009 and those residents who have supported us have been the main fund raiser for the village ever since. The committee understands what the bar does for the residents and they hand out a lot of the funds that the bar raises. Always asking for new volunteers.

Both bars are run separately trading as the community hall bar, managed by Jim Feutrill and the clubrooms bar, managed by myself and both thank all who have worked there this past year.

Both bars together have braised a profit of \$9791 equating to \$48 per opening. There are other events i.e. Pizza and Pasta, other events that raise more money and your bar committee have endeavored to maintain a small surplus from our combined income of \$44,835 by keeping the prices of soft drinks and alcohol to a relatively small margin while realizing that this surplus supports the many events held in our village. A large thanks must go to Geoff L (GL) for his astute purchasing of all soft drinks, buying at half price and to Kyle P (KP) and David S (DS) who have together recouped 10c deposit paid for all bottles and cans and raised \$1035 this financial year.

We want to thank the Golden Grove Tavern for their continued support providing us with alcohol at cost plus 13% and many complimentary food and raffle prizes thereby reducing costs to residents. Also, they have given each resident a 15% meal and drinks card to use when visiting the tavern. If you do not have one of these, see Jim at the bar.

The bar committee, Residents Committee and the Golden Grove Tavern agreed that vouchers are not to be sort by individuals at the tavern. We have heard from the tavern that residents are contacting The Tavern asking for vouchers. Last month there was a large number of vouchers requested, which the bottle shop provided, but they were not happy. We get 4 vouchers per month. All vouchers are given to Jim and Tom, so in future, please ask them if you would like any vouchers for an event.

Ian stated that he had a report from Jim F (JF) but as it was covered by Tom, he won't read Jim's out

- **The Website: RS.**

The web site has been in operation since February 2021 now.

A FEW CHANGES

Over the last year, other than updating information there has been no change to the layout of the site.

Adjustments have been made to make responses quicker for small screens such as mobile phones and tablets.

Messages from the Chairperson and the committee is used to advise residents of the latest work undertaken by the Committee like Electricity, Chairs, Gardens and Budget.

The Front page has been further modified to include updates for all events coming up during the month.

Display links on the front page for notifications from the Residents' Committee to residents is available for monthly updates of information to Residents.

When you are in our web site and wish to switch to the Village Face Book page there is a link on the first page.

SOME NEW INCLUSIONS

The New Retirement Villages Amendment Act 2026 and the new regulations have been added for your convenience. There are links to other villages web sites.

A new tech site, The Sands Tech Newsletter is now included. It provides useful information on threats, scams, using the new Windows 11 and software updates.

WHAT INFORMATION IS ON GGLV

AGM Minutes for the Resident's Committee.

AGM Minutes for the Residents Association.

Monthly Residents' committee minutes

Minutes for Lifestyle SA and Residents Committee meetings.

AGM minutes of Lifestyle SA meetings at Golden Grove Village.

These minutes are preceded by a brief summary of what is in the minutes to enable searchers to find answer to their questions.

The monthly Newsletters for Golden Grove are accessible from the index on the front page.

Common forms for lodging requests to the Residents Committee.

Golden Grove Lifestyle Village Residents' Committee Guidelines

Guideline for Residents Committees.

Constitution for the Residents' Committee.

Lifestyle SA past directives.

Monthly Planner

TO FUTURE WEB MAINTENANCE

The Committee has expressed concern that I may not be able to maintain the web site and has asked that any person who has interest or knowledge of HTML or is interested in assisting with maintenance of the site to make contact with me or a committee member. The Server and Domain name expenses have been renewed until August next year. I intend to step back from actively updating the site by the next AGM. I am getting too many other matters to contend with.

WELL, WHERE TO FROM HERE

As the Residents' committee renews over time, the gglv web site will evolve to meet the expectations of the residents.

It is your site, if you want something on there for your group then let the committee or me know. I will gladly add it to the site. Remember if it goes on the Notice Board or in the Newsletter then it could go on your web site.

If you don't use it or don't want it to continue let me know I have lots of other things to do.

Thanks

Motion to accept all the Sub Committee reports:

Proposed by: DR. Seconded by: DS.

All in favour, none against – accepted by show of hands.

No Questions

General Business:

- **Motion to put to the residents to reduce the quorum at AGM and Special Meeting**

IT. advised that the Resident Committee have raised a motion to reduce the quorum from 25% to 20% of units required at the AGM and special meetings. This would require approval from residents. It would reduce the number of units from approx. 87 to 65.

Eric thought the number required was 50%, but LA. stated it has always been 25%

Ian also stated that the Residents Committee are looking at updating the guidelines over the next 12 months

Ian asked if everyone approved the change

Proposed JW. Seconded DR. Show of hands as all in favor. None against

- **Bar Manager**

Ian stated that the Residents Committee is considering a Bar Manager to oversee both bars, but work to be done on that. Will discuss with Jim when he returns from holidays and several people have expressed an interest and he wants to get it right.

Committee elections for the next twelve months:

Ian announced all Committee positions are declared vacant: The Chairperson handed over to the Acting Chairperson, Dave Stewart, to proceed with the election process.

Election of new Committee:

- Nominations for the following positions:

I have been appointed to preside as Acting Chairperson for this election. I will go through the nominations in turn.

The 2 Returning officers are Glenda O (GO) and Yolande S. (YS)

At the close of nominations on the 7th September 2026 nominations for the following positions were received

Chairperson: – Nominee IT. , proposed by Maureen T, (MT) and seconded by Pat S (PS). As no other nomination was received, Ian is appointed unopposed

Deputy Chairperson: – Nominee JW. , proposed by SH. and seconded by Sandy McF (SMcF). As no other nomination was received, Jeff is appointed unopposed

Treasurer: – Nominee BM. proposed by SH. and seconded by Bevis M (BeM). As no other nomination was received, Bev is appointed unopposed.

Secretary: – No nomination received, the position will be put to the floor. Any nominations from the floor. No nomination received so remains unfilled

Nominations for the Four Ordinary Committee members: –

LA. - Proposed by Jenny P (JP) and Seconded by SH.

SH. – Proposed by Rosanne W (RW) and seconded by David S (DSt).

RW. – nominated by SH. and seconded by DSt.

These three nominees are elected unopposed.

One Ordinary Member position is vacant. Nominations are therefore called from the floor. No nominations received therefore the position will remain vacant at present.

DSt. said that if anyone wants to help out and become an "Ordinary Member" to let the committee know

Current Secretary SH stated that for the 2026-2027 the following are the committee

Chairperson – IT.

Vice Chair – JW.

Treasurer – BM.

Secretary position is vacant at this stage

Ordinary Members are

LA. , SH. ,and RW. ,

DSt. says that this completes the election and hands over to the newly elected Chair Person, IT.

Thankyou to everyone who is on the committee. Vacancies for two members – Secretary and one Ordinary Member.

Please consider joining the committee. Will run with what we have.

Appointment of an Auditor: John S (JS), Unit 322, agreed to continue for next 12 months (for noting only)

Social and Events

It has become more common within the Village that social events are being chosen to be operated by individuals rather than as part of a social committee structure.

Generally, this is fine and individuals must be commended for their commitment.

The residents committee continues to be supportive to many events by providing event cash advances or subsidies to approved functions. The thing we ask for in return as per the treasurer's request is that we get to account for residents' money accurately.

This means that when we advance funds, we ask that a reconciliation is completed on conclusion where cash is returned along with receipts spent. It is a simple task that ensures honesty and reporting accuracy.

Additionally, it is important that all events are included on the monthly planner to ensure that events are covered by Lifestyles insurance (and allows for planning by other event organisers).

For some reason there has been a reluctance to include events on the planner when requested. Remember we are only trying to protect organisers and residents alike.

At the conclusion of the AGM, I would like to invite anyone wishing to participate in a social committee or organising any event to meet in the card room where Lesley and Sue will happily discuss this further. If you are thinking of running an event, please come and talk to the girls. We just need to tidy up a few things and protect everyone.

Meeting Closed – 11.05am