

**Minutes of Meeting of the HOC GemLife Pacific Paradise  
Held in the Tennis Room  
On the 13th<sup>of</sup> October 2023**

Chairperson Mary Earnshaw welcomed Committee Members, thanked everyone for their attendance and opened the meeting at 10.31am.

**Present:** Mary Earnshaw (Chairperson), Jillian Rickertt (Secretary), Tanneke Booth (Treasurer), Jim Walsh, John Harvey, Sue Story (Social Committee Representative)

**Apologies:**

Sonia Smithers, Graham Butler, Heather Cullinan – Bar Manager,

**Social Committee's Report.**

Sue Storey spoke to her report as circulated prior to meeting, pointing out that there will not be an October sausage sizzle due to the re-scheduling of Oktoberfest, and that there are now 73 residents registered for Oktoberfest on 29<sup>th</sup> October.

Sue also advised that new resident Julie Hume will be welcomed as a new member of the Social Committee

<b>Discussion</b>	<b>Action</b>	<b>Who</b>	<b>Status</b>
Donated Christmas presents.	Investigate collecting for this Christmas. Social Committee will nominate a charity.	Social Committee	<b>Ongoing</b>
<b>Juke Box/Rock n Roll Night</b> Due to the fact that NYE was cancelled, Juke Box was not required. It has been paid for in advance.	Review cancellation options for Rock n Roll night with jukebox.	Social Committee	<b>Ongoing</b>
<b>Use of the Website</b> Could there be some website training given to residents and Social Committee members?	Training for Social Committee scheduled for 12 <sup>th</sup> October to be rescheduled.	Secretary	<b>Ongoing</b>
<b>2023 Christmas Party</b> Christmas Luncheon booked for Dec 7 <sup>th</sup> at Twin Waters Golf Club @ \$42 pp.	If buses are to be provided a cost of \$5pp. to be charged for each booking to ensure that residents who have booked a seat will use this on the day	Social Committee	<b>Ongoing</b>
<b>2023 Christmas Party</b> Request to HOC for a donation towards the event	Chairperson to explore donation from GemLife and HOC.	Chairperson	<b>Ongoing</b>

Sue Story left the meeting at 10.50 am.

### Garden Gems Report

John Green and Margie Smith provided an update as per report circulated prior to the meeting.

### Bar Managers Report

Bar Manager Heather Cullinan provided an update as circulated prior to the meeting.

Discussion	Action	Who	Status
It was agreed that the Bar Entry Code should be changed and provided only to relevant Bar Volunteers and other relevant person as designated by the Bar Manager.	Bar Code to be changed and provided to Bar volunteers at Bar Manager's discretion	Bar Manager	Closed
Poker Table stored in Bar Storage area.	Poker tables are now stored in the library and the library used for poker nights.	Jim Walsh	Closed

**Residents' Workshop Report** as circulated prior to the Meeting.

Ray Rasby is now Spokesperson with John Kirkby & Greg Blunden as backup.

<b>Accepted: Social Committee Report, Garden Gems Report, Bar Managers Report and Residents' Workshop Report</b>	<b>Moved: Mary Earnshaw</b>	<b>Seconded: Jillian Rickertt</b>
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### Minutes from Previous Meeting

The Chairperson called for discussion on the Minutes of the previous meeting and reviewed action items.

There being no amendments to the Minutes, the Chairperson asked for the Minutes to be adopted.

<b>Accepted: Minutes of HOC Meeting 12<sup>th</sup> September 2023</b>	<b>Moved: Mary Earnshaw</b>	<b>Seconded: John Harvey</b>
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**Treasurer's Report:** Tanneke Booth spoke to her report as circulated prior to Meeting.

Discussion	Action	Who	Status
It was suggested that the Bar Manager need only provide stocktake figures from which the Treasurer will be able to create Bar Profit & Loss.	Consult with those involved in the current reporting process to determine whether it could be simplified.	Chairperson	Open
<b>Accepted: Treasurer's Report for September 2023</b>		<b>Moved: Mary Earnshaw Seconded: Jim Walsh</b>	

**Secretary's Report:** Jillian Rickertt did not add to her report as circulated prior to the meeting.

<b>Accepted: Secretary's Report for September 2023</b>	<b>Moved: Mary Earnshaw Seconded: John Harvey</b>
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### Agenda Items:

Discussion	Action	Who	Status
<b>Emergency Evacuation Plan</b>	Chairperson to contact Jacinta Fraser to discuss content of the EMP.	Chairperson	Ongoing

Discussion	Action	Who	Status
<b>Market Rent Review</b> Chairperson advised that HOC would meet with an Independent Valuer on Thursday 14 <sup>th</sup> September to obtain further information on the Market Rent Review Process	HOC members attended meeting on 14 <sup>th</sup> September. Independent Valuer will forward report to HOC in due course.	Committee	<b>Closed</b>
<b>Mirror at Gate</b> Cannot see traffic approaching from both directions of Crystal Ave in mirror.	Referred to Park Managers at last Park Manager's Meeting. Park Manager to investigate further at the November Park Managers Meeting.	Chairperson/ Park Manager	<b>Ongoing</b>
<b>AGM Motion from Resident</b> All cars in Visitor Parking to display Villa Number on dashboard if staying more than 24 hours.	Park Managers agreed to request that Visitors who advise a stay greater than 24 hours to display their Villa Number on the Dashboard.	Park Manager	<b>Closed</b>
<b>High Quality PA System with integrated Karaoke</b> <b>\$125 account for extra accessories required to complete installation.</b>	Capital Karaoke have provided system as per their quote, and it is ready to be showcased to residents. Operational training is now being organised for residents. Equipment only to be operated by trained residents.	Jim Walsh & Gary Saville	<b>Closed</b>
<b>Moved: Jillian Rickertt: HOC to pay \$125 for the extra accessories</b>		<b>Seconded Mary Earnshaw</b>	
<b>Proposed Working Group for Resident Workshop</b> Working Group now established with Ray Rasby as Spokesperson.	Email sent to Park Owner by Chairperson regarding thoughts of the workshop group and their request for clarification and consideration.	Chairperson	<b>Ongoing</b>
<b>Rosemary sprigs for Remembrance Day</b> Gardening Gems requested HOC approval to make rosemary sprigs for Remembrance Day	Committee all in favour.	Carried	<b>Closed</b>
<b>GLPP Open Garden Scheme</b>	Gardening Gems have agreed to take on the Open Garden Scheme.	Gardening Gems	<b>Closed</b>
<b>Working Group - New Gym in clubhouse</b>	Josh (GemLife) has advised that gym equipment has been ordered well in excess of what we have now, and more detail will be provided closer to clubhouse completion.	Josh	<b>Ongoing</b>
<b>Resident Orientation Rollout</b>	Rollout complete, with two inductions completed to date and more to be scheduled, as necessary.	Secretary	<b>Closed</b>

Discussion	Action	Who	Status
<b>Council yellow line marking – incorrect positioning of yellow lines.</b> Council have marked the lines at service entrance, not the main entrance.	Gerald Keatinge to liaise with Council	Gerald Keatinge	Ongoing
<b>Community Club Licensee</b> Licensee is Gem Life Pacific Paradise Residents Association, not any specific resident. Refer to link below. <a href="https://www.business.qld.gov.au/industries/hospitality-tourism-sport/liquor-gaming/gaming/not-profit-charitable/competitions-raffles-bingo">https://www.business.qld.gov.au/industries/hospitality-tourism-sport/liquor-gaming/gaming/not-profit-charitable/competitions-raffles-bingo</a>		Gerald Keatinge	Closed
<b>Garden Maintenance &amp; Watering</b>	Email regarding watering system audit sent recently by Park Management. Any noise nuisance associated with automatic watering should be addressed to the Park Managers.	N/A	Closed
<b>Loud music and Unacceptable language from workers.</b>	HOC to take up with Park Managers at next Park Managers meeting.	Chairperson Secretary	Ongoing

### General Business

Discussion	Action	Who	Status
<b>Purchase of Alcohol for the Bar</b> As resident numbers increase it is getting more difficult for Bar Staff to use their own vehicles to keep up alcohol supplies.	Monitor going forward.	HOC Bar Manager	Ongoing
<b>White Line at Stop Sign</b> A heavy white line at stop sign may assist in convincing people to actually stop.	Raise at next Park Managers Meeting.	Chairperson Secretary	Ongoing
<b>Speeding Cyclists and Scooters</b> Cyclists and scooters observed exceeding the 10 kph speed limit.	Report any offences to Park Managers.	All	Closed
<b>Clubhouse Suggested Plan of Internals</b> No longer displayed in Pavilion. New residents would like to view the suggested plan of the internals.	Locate the suggested plan of clubhouse internals that was previously displayed in the pavilion.	Secretary	Open

Meeting closed at 12.07pm.

Next meeting to be held on November 14<sup>th</sup> in the Tennis Room at 9.30am.

Minutes approved:

*MEarnshaw*

Signed:  
Mary Earnshaw  
Chairperson