

Minutes of Meeting of the HOC GemLife Pacific Paradise
Held in Pavilion
On the 9th of May 2023

Chairperson Gerald Keatinge (Chairperson) welcomed Committee Members, thanked everyone for their attendance and opened the meeting at 9.05am.

Present: Gerald Keatinge (Chairperson), Mary Earnshaw (Secretary), Tanneke Booth (Treasurer), John Green and Graham Butler.

Apologies: Sonia Smithers, Jill Rickertt, Heather Cullinan (Bar Manager) and Sue Story (Social Committee).

Social Committee's Report.

Secretary delivered the Social Committee report in the absence of Sue Story (Social Coordinator).

Discussion	Action	Who	Status
Donated Christmas presents very much appreciated by Salvation Army.	Investigate collecting around July this year to help more homeless.	Social Committee	Ongoing
Ukulele Group Residents enjoyed the ukulele group's performance and the opportunity to sing along.	Events team in discussion with Ukulele group re a future concert.	Social Committee	Ongoing
Juke Box/Rock n Roll Night Due to the fact that NYE was cancelled, Juke Box was not required. It has been paid for in advance.	Set a date in the near future for Rock n Roll night with jukebox.	Social Committee	Ongoing
Karaoke and Spotify Spotify app would also make karaoke night easier to manage.	Determine whether Spotify can be accessed on the menu of the existing media device in the pavilion.	Graham Butler	Ongoing
Christmas in July Outstanding success of the Ladies Lunch at Maroochydore Golf Club.	Investigate the possibility of using the venue again for Christmas in July.	Social Committee	Ongoing

Bar Managers Report. As circulated prior to the Meeting.

Discussion	Action	Who	Status
Opening of the Bar Friday 12 th May 2023	In response to the Bar Managers request and after discussion it was decided to open the Bar this Friday 12 th May and then return back to normal Bar opening days moving forward.	Secretary to advise Heather Cullinan of the decision.	Closed
Suspension of the Joker Draw	After discussion the Committee agreed that the Joker draw would be suspended for one week commencing this Friday 12 th of May due to the number of COVID cases possibly reducing numbers attending the Bar.	Secretary to advise Bar Manager accordingly.	Closed

Gardening Committee Report. As circulated prior to the Meeting.

Accepted: Social Committee, Bar and Gardening Gems Reports.	Moved: Graham Butler Seconded: Tanneke Booth
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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.

Accepted: Minutes of HOC Meeting 18th April 2023	Moved: John Green Seconded: Graham Butler
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Treasurer Report. Tanneke Booth spoke to her report as circulated prior to Meeting.

Accepted: Treasurers Report	Moved: Gerald Keatinge Seconded: Graham Butler
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Secretary's report. As circulated prior to the Meeting.

Discussion	Action	Who	Status
Meeting with Graeme Simpson to discuss the Website	Secretary to speak with Graeme Simpson and request a meeting on Friday 12 th May at 3pm.	Mary Earnshaw Post meeting: Graeme Simpson advised the meeting date and time was acceptable.	Closed

Accepted: Secretary Report	Moved: Gerald Keatinge Seconded: Graham Butler
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Agenda Items:

Discussion	Action	Who	Status
Speeding within the Resort. Letters of complaint from residents received by HOC and Park Manager.	Secretary has sent written request to the Park Manager expressing concerns and requesting improved signage be installed. Take to next Park Managers Meeting.	Mary Earnshaw	Ongoing
Visibility turning corners due to growing vegetation.	HOC to take to next Park Managers meeting	Mary Earnshaw	Ongoing
Helping Hand Initiative.	Secretary gave a copy of the draft to Graeme Simpson for inclusion on the website. An expression of interest form calling for volunteers to assist other residents will be placed in letterboxes. Secretary to collate and include on the Website.	Mary Earnshaw	Open
Welcoming new residents Need to ensure the correct HOC documentation is presented by GemLife in their welcome packs and also given to new residents coming into the existing Villas	Secretary to liaise with the Sales and Park Manager to ensure new residents receive the correct HOC Contact information for Homeowners, which includes the Holding hands information.	Mary Earnshaw	Ongoing
Rent Review Process. Discussion was held in regard to the Rent Review process as the HOC understands from GemLife that there will be some Villas up for review later this year as per the timing in their site agreement.	Committee agreed to advise residents of further information from GemLife as it comes to hand. The Park Owner has advised they will touch base with the HOC closer to this time to determine the market review steps to be taken.	Gerald Keatinge	Ongoing
HOC Regional Meeting. Gerald advised both he and the Secretary had a very long meeting with members of other HOC's which was very productive and informative.	It was agreed that HOC's from GemLife Resorts meet on a quarterly basis. Refer to the April Owners Update for further details.	Gerald Keatinge & Mary Earnshaw	Ongoing
Holding Open Forums	After discussion the HOC agreed that whilst it was a good item for discussion, we should wait until the Clubhouse is built to encourage more participation.	HOC Committee	Ongoing

Discussion	Action	Who	Status
<p>Queensland Manufactured Home Owners Association. Is an association that lobbies to the government on behalf of HOC's. Membership can be as an individual at a cost of \$15 or as an association at a cost of \$40 per year.</p>	After discussion it was decided that the HOC should join the Queensland Manufactured Home Owners Association.	Moved: Gerald Keatinge Seconded John Green That the HOC join the Association. All in favour. Carried.	Ongoing
Cupboard to house equipment in upstairs toilet	Agenda item for the Park Managers meeting on the 25 th of May 2023	Secretary	Open
Constitutional change approval	Secretary advised that the Office of Fair Trading had approved the changes as presented. A copy of the Updated Constitution will be emailed to all residents and a copy placed in the Pavilion.	Secretary	Open
Resort Induction	Jillian Rickertt to present draft to the May Meeting.	Jillian Rickertt	Ongoing
Start time for future HOC Meetings	Amend start time to 9.30am.	Mary Earnshaw	Closed
Use of Numbers App V's Paper version for drawing of numbers.	After discussion it was decided that the Apple random app is the preferred way of drawing numbers for the Joker and numbers board. Tanneke Booth and Graham Butler to try and get the number from the App to show on the television.	Tanneke Booth Graham Butler	Open
Purchase of extra Bins for recycling	All in favour of the purchase as per Ross Paine's request. Secretary to advise Ross Paine accordingly.	Mary Earnshaw	Closed
Visitors Tags in vehicles when parked in the Resort	Agenda item for Park Managers Meeting 25 th May 2023.	Mary Earnshaw	Open
Access to Resort Bus Issues with getting keys for the Bus as the office has not been attended or on weekends.	Agenda item for Park Managers Meeting 25 th May 2023.	Mary Earnshaw	Open
Pavilion Cleanliness Vacuum cleaner not appropriate to clean the area.	Secretary wrote to the Park Manager and requested GemLife consider purchasing a more efficient vacuum as the existing was in disrepair and was not adequate to effectively remove dirty etc from the floors.	Mary Earnshaw Post that request, Park Manager has advised the vacuum cleaner has been taken away under warranty and will be replaced within 2 to 3 weeks.	Ongoing

General Business

Discussion	Action	Who	Status
<p>Winter Aqua Class times Gerald advised he had received requested from some residents asking if the start time of the Aqua classes could be delayed by half an hour.</p>	Secretary to contact both aqua instructors and ascertain their availability to change the start times by half an hour and if acceptable, change the calendar times and advise resident accordingly.	Mary Earnshaw Pot Meeting: Instructors in agreeance to change to 8am, calendar amended, and residents advised.	Closed
<p>Emergency Evacuation Plan The Secretary sought permission to approach Jacinta Fraser to discuss the current Emergency Evacuation Plan. All in agreeance.</p>	Secretary to contact Jacinta Fraser to discuss the content of the EMP.	Mary Earnshaw	Open

Meeting closed at 10.56.

Next meeting will be held on **Tuesday 13th June at 0930 hours** in the Tennis Room.

Minutes approved: 9th May 2023.

Signed:



Gerald Keatinge
Chairperson