

Owners Update July 2024

Welcome to our Newest Residents



Welcome to the owners of Villas 140; 174; 183; 185; 186; 187 and 190 who joined us in July 2024.

We now have 178 villas settled and 312 residents living in our beautiful resort!

AGM

Our AGM is coming up on 7th August at 10:30am at the Pavilion Downstairs. Agendas and papers will be sent out to you shortly. Your attendance and contribution is important so we hope to see you there. We are organising the buggy to help convey residents to the AGM – more information will be sent out shortly about these arrangements.

If an eligible resident is unable to attend the AGM, a request for an absent vote can still be lodged.

- All requests for absent votes should be directed to the Returning Officer, by email to: joebeath@hotmail.com AND hocpacificparadise@gmail.com
- Absent vote applications must be received NO LATER THAN Friday 2nd August 2024.
- Eligible resident requests to include name of resident and villa number.
- RO certified ballot papers will be placed in the resident's mail box by 4th August 2024.
- Completed absent ballot papers can be returned to the HOC mail box OR the Returning Officer's mail box by Monday 5th August 2024.
- Completed absent ballot papers will be accepted by the Returning Officer prior to the commencement of the count of ballot papers on Wednesday 7th August 2024.

As we did not receive any nominations for Secretary, please consider if you could nominate for this role from the floor on the day of the AGM. The Secretary role is vital to the effective and efficient running of the committee. As per 3.5 of the constitution it is the duty of the Secretary of the Association to:

3.5.1 As soon as practicable after being appointed as Secretary, lodge notice with the Association of his or her physical and electronic (if applicable) addresses.

3.5.2 To keep Minutes of all meetings (whether in written or electronic form) of:

- (a) All appointments of office-bearers and Members of the Committee;
- (b) The names of Members of the Committee present at a Committee Meeting or a General Meeting, and
- (c) Document all proceedings at Committee Meetings and General Meetings;
- (d) Keep copies of all correspondence and other documents relating to the Association; and
- (e) Maintain the Register of Members of the Association and inform the Committee of new registrations.

3.5.3 Ensure that the Minutes of proceedings at a Meeting are signed by the Chairperson of the Meeting or by the Chairperson of the next succeeding meeting.

- 3.5.4** The signature of the Chairperson may be transmitted by electronic means for the purposes of Subclause (3.5.3).
- 3.5.5** Ensure that all official records are backed up to an external, independent source.
- 3.5.6** Ensure that a copy of this Constitution, By Laws, and the Minutes are up to date and a copy kept with the Secretary for resident viewing.
- 3.5.7** Perform administrative duties to ensure that all correspondence or documents are dealt with accordingly and efficiently.
- 3.5.8** Collate and prepare all documents associated with the Annual General Meeting and election process. (e.g.: reports, minutes).

Resort Buggy



Thank you to all those that used the Buggy Service on Friday evening.

The pick up service was not that well patronised but the return home service was very popular with a number of resort runs conducted. The feedback from those that used it was very positive.

The return home service had flexible timings, was done on a demand basis and ran as required. This worked very well.

A suggestion has been made to run the buggy service on AGM day and a volunteer driver is being organised to enable this service.

Please if anyone has any constructive feedback on how to improve this service, please email the committee for consideration hocpacificparadise@gmail.com. *(Please remember the driver is a resident and volunteer who gives up their time to do this).*

Clubhouse Update

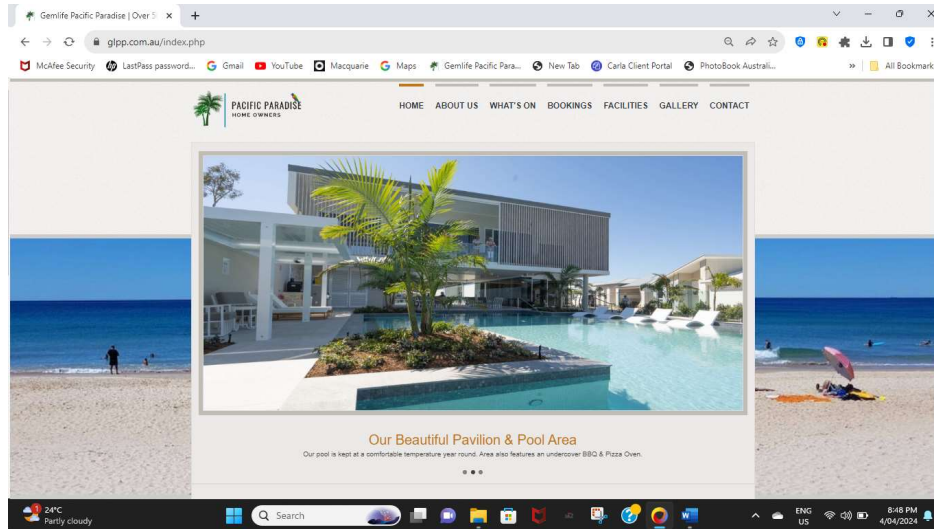


Progress has really ramped up on our beautiful new Pacific Paradise Country Club. Seems like handover will be happening in September 2024 with GemLife announcing that the clubhouse and surrounding facilities will be open for use in early September. How exciting!

HOC Resident Orientation

Many of our residents have signed up for the resident orientation and have indicated it is a great help in getting settled and knowing the lay of the land. These sessions are open to both new and current residents and take approximately one and a half hours to complete. There is no cost associated with the orientation. The anticipated date for the August session will be at 9:00am on Friday 23rd August 2024 (subject to the new committee's availability). Please email hocpacificparadise@gmail.com if you wish to attend.

GLPP Website



Don't forget to check out the GLPP website for all kinds of useful and interesting information. Navigate to the website using the link <https://www.glpp.com.au/>. Password is Hello (with a capital H). Save it to your favourites so it is handy any time you need to check something.

Lost and Found

The most common area for leaving things behind is the pool area. But anywhere within the resort, if you lose items such as clothing, goggles, etc., check the wooden box at the top of the stairs under the notice board in the upper pavilion.

For any valuable items such as watches, phones, jewellery, and the like check with the Park Manager's Office to see whether it has been handed in.

Pavilion Cleaning

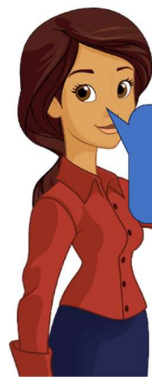
A reminder to all that both the upper and lower pavilion, and the BBQs **MUST** be cleaned after every event:

- Tables all wiped down.
- Any garbage removed and placed in the downstairs bins.
- Floors vacuumed and mopped.

How to Register for a SMEG Demo



I will leave this in for a few months for new residents who may not have seen it yet. SMEG demos are conducted regularly at different resorts so that our residents can learn about the functionality of their kitchen appliances. The link to register for a SMEG demonstration is <https://www.gemlife.com.au/smegdemo>. Then just complete the details on the online form and click **Submit** to register your interest. You will then receive notifications of upcoming demonstrations.



Let's go
over this
again

Keeping our Resort Safe

- Speeding on pathways
- Speeding on roads
- Community Security
- Unruly Guests

We cover these safety issues in every Owners Update as a reminder to all residents that safety within the resort is a number one priority. The safety standard we ignore is the safety standard we set, so let's keep our standard 'up there.' It is my sincere hope that it will always be just a reminder, not advice of an incident.

Police Drive Throughs

In response to a request from the HOC to the Maroochydore Police Superintendent, occasional police drive throughs will now occur throughout our resort.

This will enhance security within our resort, so if you see a police car driving slowly through the resort don't be concerned.

Do bear in mind that speed limits within the resort are enforceable.



Bikes and Scooters on Pathways

As our population within the resort grows, so does our traffic – including footpath traffic, Residents with walking frames or walking sticks, coupled with bikers, motorised mobility scooters, electric scooters and more. There have been a few near misses on our shared paths. **Please slow down.**

Reminder – Speeding on Roads.



At the request of the HOC, the Park Owner has installed extra speed signage throughout the Resort including a **STOP** sign exiting the Resort, **GIVE WAY** signs at Crystal Ave and a mirror at the gate to assist with traffic entering the Resort.

The GemLife Safety Team has determined that the mirror at the gate provides a sufficient safety protocol and emphasises the focus on adhering to the 10kmp and the shared zone road rule.

Queensland Transport has confirmed that the laws of the roads outside the Resort apply to the roads within the Resort. Residents should be aware they could be fined for breaking the Law.

Please also be mindful of the speed limits and stop signs when cycling or scootering.

Pedestrian Gates

- One of the reasons we live in this wonderful place is because we feel secure, but if residents don't ensure the pedestrian gates are fully closed and locked before exiting and entering, we may not be considering the security of all the residents of the Resort.
- Please take the time to ensure the gates are closed before leaving and entering the Resort.
- Remember security means we all must be vigilant.
- But please also be gentle when closing the gates so the locking mechanism isn't broken

Community Security

There have been instances where visitors or "unknown" persons have been in the Resort unaccompanied and some confusion over who, where and when a visitor must wear the visitor lanyard. The answers are quite simple:

- If your visitors are with you – **No Lanyard required**. Just don't leave them alone in the Pavilion/Pool area.
- If they come to the Bar area of the Pavilion with you - **No Lanyard required**.
- If your Visitors would like to go for a walk on their own and see just how lucky we are to live here – sure no problem – **Lanyard required**. It would be very embarrassing if your visitor were asked who they were and what they were doing here.

Visitors without Lanyards

- Sometimes visitors may come through the entry Pedestrian Gate and may be making their way to a family's villa, or a resident friend's villa. They won't be wearing a lanyard if they've just come through the gate.

- We do need to be mindful of visitors walking around alone with no lanyard. Security wise if we don't know the person we should check. Question such a visitor respectfully, asking them which villa and whom they are visiting. If their answer adds up, welcome them to the resort and direct them to the villa. Even offer to walk them there if you're feeling gregarious.
- It's a bit of a rock and a hard place. Be alert but not alarmed. It can also help if residents let their visitors know in advance that they may be questioned when walking around alone without a lanyard.

Visitor Parking

- On the topic of lanyards, if you have visitors occupying Visitor parking overnight, please provide them with a lanyard to display on their dashboard or ask them to provide a note on the dash stating the Villa Number they are visiting. Without this, if a Visitors car has to be moved in the event of an emergency, or for any other reason, we have no way of knowing which Villa to contact.

Unruly Guests

- If you see or hear visitors or unsupervised guests misbehaving within the resort, please refer to Park Managers.

Offensive Language in the Resort

Our Park Managers have spoken on numerous occasions to the Construction team regarding the offensive language and loud music often coming from the construction site. The Construction Supervisor reminds employees regularly at Toolbox Talks to refrain, however if these reminders are not enough, please report the occurrence to Park Managers as soon as possible.

Dogs in the Pavilion Area

Just a reminder that dogs are not permitted in the pavilion/swimming pool area, or the tennis court area or the Fire Pit area.

Customer Support

From time-to-time residents may need assistance with problems in their Villas within the 12-month owners warranty period. If you need to have a particular concern rectified, please address your issues to pcs@gemlife.com.au.

Other concerns relating to the Resort such as your electricity bills, site rent, bus bookings, flash flooding, speeding vehicles etc, should be addressed to the Park Managers. paradise.manager@gemlife.com.au.

Should you have any questions or need further information please email the HOC (hocpacificparadise@gmail.com) or have a chat with any of the committee members, they are keen to assist owners in any way. Please give them your support as they will give you theirs.

YOUR HOMEOWNERS COMMITTEE 2023/2024



Graham Butler
Acting Chairperson
Villa 90



Tanneke Booth
Treasurer
Villa 85



Julie Hume
Acting Secretary
Villa 137



John Harvey
Villa 104



Sonia Smithers
Villa 11



Jim Walsh
Villa 93



Glen Hall
Villa 15

Every day living here is another day in paradise.

Julie Hume
HOC Secretary
July 2024