

# Bellarine Springs Residents Association

## MINUTES

Committee Meeting – Wed 11th March 2026

Meeting Room

**Present:** Sue Kuter, Rick Goss, Glynis Jones, Jayne Huson, Gayle McNiece, Maree Burn, Sandra Adams.

**Apologies:** Kaz Peach, Deilia Jenkins

**Meeting Start:** 10:00 am

**Chair:**

1. Apologies & quorum
2. Declarations of Conflict of Interest
3. Correspondence

Received:

Several emails asking for residents details to be updated. (Delia has completed these).

Glass wind breaks around the CC outside are - Stuart

Several emails re the depreciation issue. Responded by replying that we will ask Management to clarify the issue in an email/letter to residents.

Sent:

Replied to Stuart stating we can take it to Management and see if there is any further development.

#### 4. Minutes of previous meeting (11th February 2026)

- a. Moved to accept Minutes: Jayne Huson      Second: Gayle McNiece
  
- b. Business Arising from Minutes
  - Storage cupboards in Pavilion and kitchen cupboards - BSRA funded the new storage cupboards in the Pavilion. Thanks to Steve for installing them. Kitchen cupboards re-organising this for more efficiency. Coffee cups will be replenished as we need more due to the increasing number of residents.
  - Pavilion glassware - has been organised into types as much as possible.
  - Shade shade for the garden area - not needed but there is another item needed which will be needed shortly.
  - Easter event - see general business.
  - Bread and butter plates - have been purchased as needed more of these also.
  - Updated contact list has been completed and posted.

## 5. Treasurer's Report - Rick Goss

Financial Report, including current balance (*circulated*)

This month's financial report shows a Surplus of **\$2,626.18**. After a couple of months of larger than normal bar sales, February's figures reverted to a more average \$2,343. This still allowed the transfer of \$1,000 from the Bar to General A/C to fund initiatives that benefit our residents.

February's finances were somewhat skewed by deposits received for Alan Nettley's Fire Recovery raffle. Up to 28<sup>th</sup> February, \$2,380 had been deposited, with further deposits expected in early March. All monies deposited for this purpose are expected to be paid out to the charity before the end of March. If these deposits were excluded, our monthly result would have been a February surplus of **\$246.18**, with our YTD coming in with a deficit of **-\$469.07**.

February saw the purchase of a significant asset, that being a new single door bar fridge at a cost of \$750. One of our older bar fridges had developed leakage issues and a tendency to freeze solid the content of can drinks. The committee approved a proposal at our February meeting to purchase a replacement.

The Mussel Night was cash positive for the BSRA. After the generous donation of Mussels and their preparation by Peter and Tracey at no cost to us, we recorded a surplus of approx. \$212.50 on the event.

### Non-Bar Stock Expenditure

- Morning Tea Supplies	\$ 242.11
- Dim Sims	\$ 131.00
- Bar Fridge Purchase	\$ 750.00
- Kitchen Car Expenses	\$ 63.00
- Valentines Night Expenses	\$ 90.97
- Mussel Night Expenses	\$ 94.00
- Kitchen Crockery	\$ 75.00
	<b>\$1,446.08</b>

## Bellarine Springs Residents Association

### Financial Report as of 28th Feb 2026

Date	Current Month 1st Feb - 28th Feb	Year to Date 1st Jul - 28th Feb
<b>Income</b>		
Bar Sales	\$2,343.11	\$22,002.84
Social Events	\$425.00	\$3,073.18
Internal Transfers - In	\$1,000.00	\$8,000.00
Fundraising - In	\$2,380.00	\$2,380.00
Interest	\$3.43	\$31.95
Misc. Income	\$750.00	\$1,635.09
	<b>\$6,901.54</b>	<b>\$37,123.06</b>
<b>Expenses</b>		
Bar Purchases	\$1,829.28	\$14,432.07
Social Events	\$315.97	\$8,105.79
Internal Transfers - Out	\$1,000.00	\$8,000.00
Morning Teas/Catering	\$242.11	\$1,626.07
Fundraising - Out	\$0.00	\$0.00
Activity Group Funding	\$0.00	\$200.00
Stationery & Admin.	\$0.00	\$13.60
Equipment Purchased	\$750.00	\$750.00
Misc. Expenses	\$138.00	\$2,084.60
	<b>\$4,275.36</b>	<b>\$35,212.13</b>
<b>Summary</b>	<b>\$2,626.18</b>	<b>\$1,910.93</b>
<b>A/C Balances as of 28th Feb 2026</b>		
Cash - Bar A/C		\$744.91
Cash - General A/C		\$9,022.43
Cash - Petty Cash		\$41.90
Cash - Bar Float		\$40.00
		<b>\$9,849.24</b>
<b>Assets - Bar Stock</b>		\$1,398.76
<b>Overall Financial Position</b>		<b>\$11,248.00</b>

Moved to accept Report: Treasurer: Rick Goss

Seconder: Gayle McNiece

## **6. Committee Reports:**

### **a) President's Report - Sue Kuter**

Autumn is officially here. Not even the experts can get the weather predictions quite correct so we just have to learn to expect the unexpected.

Congratulations to the many resident's who keep this village buzzing with all the various activities on offer. The activity station has a long line of events which we hope many will participate in.

You will have seen the note about the 'Springs Social Scene' which is heating up with a busy calendar as we head into autumn.

We welcome the new resident's who have elected to call this wonderful village home. It can all seem a bit overwhelming at first. Please don't hesitate to reach out to your new neighbours or any one of us on the Committee. We're all imports here and know exactly what you've been through packing up, moving in, unpacking and finding your 'feet' so to speak. You're here for a long time and we hope you'll have a good time. It just takes time to settle in.

Kind regards to all.

### **b) Secretary's Report - Glynis Jones**

A resident mentioned to me that some people may not be aware that if they have a pension card they are eligible for a discount on their rates and car registration.

For those eligible you can phone the Geelong Council or go on-line. However, there are concession forms available at Reception. Once the forms are completed, take them to the Council section at the Drysdale library who will then assist you. You will have to take:

- your concession card
- your rate notice

(the name on these must be the same).

In terms of your registration just ring Vic Roads and they will add the concession to your information.

Also for **new residents**, just make sure your early bills are dated from the time you have access to your house and not before.

### **c) Bar Report - Mel McNiece**

Sales	\$2455.85
Purchases	\$1933.27
Stock	\$1398.76

Sales have been great, even though February was a shorter month!

I'm planning to keep selling nuts, as sales are going well!

I've added Carlton Dry 3.5% as some residents asked, and it's been a hit.

The new bar fridge is doing great, giving us more space.

Russell & Alistair took care of the purchases in February to get familiar with the system and they'll continue doing it in March while I'm away.

#### **d) Welcome Report - Gayle McNiece**

It's been a whirlwind month as we've welcomed so many new faces to our community!

We're thrilled to welcome:

- Paula
- Robert
- Merle & Jock
- Christine & Jeff
- Glen & Sue

I'm sure our current residents will make these newcomers feel right at home.

Morning Teas have been a hit—thank you, Jayne!

Please remember to sign up on the sign-up sheet for catering. Also, a big thank you to all the residents who donate morning tea and lend a hand to Jayne.

#### **e) Social Activities Report - (Including Upcoming Events) Sandra Adams and Maree Burn**

Since our last committee meeting, the BSRA has been involved with:

- 17<sup>th</sup> Feb - Village Outing to the Pivotonian Cinema showing 'The Choral'.
- 19<sup>th</sup> Feb - Village Outing to the Pivotonian Cinema showing 'Hamnet'.
- 20<sup>th</sup> Feb - Mussel tasting and presentation by Advance Mussel Supply (AMS) - very well supported by residents. A huge thank you to Tracy and Peter (owners of AMS) who provided a history of the local mussel industry and an amazing taste treat with their delicious mussels and sauces.
- 4<sup>th</sup> Mar - Trivia Night - congrats to Colin McKenzie and Geoff Fifer for organising a fun night.
- 6<sup>th</sup> Mar - Many Hot Dogs were consumed at our Happy Hour.
- 10<sup>th</sup> Mar - Welcome/Birthday Morning Tea - approximately 70 at each event.
- Raffle during Happy Hour - again 72 attended. Congratulations to Alan for his efforts and raised \$4600.

#### Upcoming:

- 17<sup>th</sup> Mar - St Patrick's Day event at CC from 4pm
- 20<sup>th</sup> Mar - Bellarine & Mornington Peninsulars' Retirement Villages Open Day 10am-2pm
- 24<sup>th</sup> Mar - Village Outing - Great Ocean Road Chocolaterie

- 29th Mar - Pop-Up Market at CC from 10.00am to 4.00pm
- 3rd Apr - Good Friday - Hot Cross Buns at Happy Hour.
- 5th Apr - Easter Sunday - will offer a bus for Church and perhaps an informal get together (bring everything). Further information to come.

#### **Future activities: (Save the date)**

- 23rd Apr - Village Outing - Wildlife Photography Exhibit at Wool Museum (TBC)
- 24th Apr - Jenkins Fish Van has been booked (Friday Happy Hour)
- 25th April - Anzac Day ... Co-ordinate with Judith and Geoff. Biscuits and lamingtons will be supplied.
- 5th May - Chez Chez Fashions (local business) has been booked for Tue 5th May. Cheryl, the owner, would like 4 or 5 women from the Village as models.
- 15th May - Village Outing - MG Museum of the Marque in Belmont (TBC)
- 21st May - Village Outing - Hastings Ostrich Farm Winchelsea (TBC)
- 26th May - Fifth Avenue Jewellery has been booked
- 20th June - Winter Solstice - Country Baked Potatoes has been booked

#### **Funding Requests:**

- St Patrick's Day pizza ... Pa's Place in Drysdale has a 'Party Tray' of 24 pieces @ \$45.00. On average, they recommend 3-4 pieces per person. The pieces are a bit larger than a credit card. If 60 people come:
  - ❖ 4 pieces pp = 240 pieces = 10 Party Trays = \$450.00 (cost of \$7.50 pp)
  - ❖ 3 pieces pp = 180 pieces = 7.5 (8) Party Trays = \$360.00 (cost of 6.00 pp)

Orders will depend on numbers.

#### **f) IT/Communicatons Report - Delia Jenkins**

This month the latest update to the BSRA Membership Registration was published both as Address and Surname lists. Please ensure they are not removed from the CC. You are more than welcome to make a photo copy for yourself at any time.

Thank you to the residents who notified us of errors or changes required. We endeavour to keep this as accurate as possible. Please also understand that the BSRA are not always notified of residents leaving the Village until some considerable time after neighbours may be aware of the changes.

We will update the lists as often as is required. This is usually done every three months to include new residents but will be done sooner if there is a large number of incoming new residents.

## **h) Website Report - Rick Goss**

In February the numbers accessing our website and site visits reverted to previous months numbers, which have been averaging between 50-60 residents. Our statistics show a small number of international visitor's 'stumble' upon our website each month. We are not discoverable on Google so unsure how they find our address. These are excluded from the figures reported.

Aside from News and Events which display on our Home Page, Newsletters and Minutes are regularly selected to review. We are also seeing increasing access to Blue Pages, which lists local businesses and Tradies who have demonstrated they can provide good service at a reasonable price. This can be a valuable resource to residents many of whom may be unaware it exists.

### Statistics:

Between 1<sup>st</sup> and 28<sup>th</sup> February there were 51 Unique Visitors (residents accessing), and 96 Site Sessions (number of times someone has accessed the site).

Desktops were ahead as the most used device to access the website with 54%, next comes Mobiles with 44% with Tablets taking the remaining 2%.

## **i) Management Report - Kent Hodgson**

### **Village financial report not finalised**

### **Village Operations & Maintenance**

- Replacement works carried out on damage curbs along Community drive, electrical pit in Harrison Rise, & drainage pit next to the maintenance shed.
- Carried out a cycle of Rabbit baiting
- Repair AC unit in library – drainage pump & circuit board replaced.
- Repairs to coffee machine completed
- Quarterly HVAC servicing completed to facilities
- Monthly fire services completed

### **Village wellness program**

#### **Intergenerational connection program:**

We launched our very first intergenerational connection program. We extend our thanks to the residents who graciously participated. It appeared to be a delightful time, and we hope you enjoyed it as much as the children did.

Please join in next time if you can. It's on every second Friday at 12.45pm in the pavilion. Next session is on Friday 13<sup>th</sup> March 2026.

**5 Good Friends:** In February, a presentation Connect wellbeing programme which helps support residents with their health, independence and connections.

**Nurse Concierge** – offering obligation free guidance and care navigation -individual appointments with residents to discuss and understand care packages.

## 7. Requests for Funding

- a) 5 sets of aqua-barbells - Sue Kuter \$70.36 - Approved
- b) Rummikub tiles and turntables - Rita \$240 - Approved.

## 8. Other business

- a) Depreciation issue - see Action List for the Management meeting.
- b) Updated BSRA Funding Policy - will consider new wording and discuss at the next meeting.
- c) Decisions needing attention between Committee Meetings - different procedures for communication between meetings were discussed such as email, meetings etc.
- d) Village request to run a BSRA info table at their Marketing Day on 20th March - Rick, Jayne and Sandra to man a BSRA information table.
- e) St. Patricks event - Discussed funding for pizzas and approved it.
- f) Christmas caterers - need to look at caterers. Sunday 13th December was the date set aside.
- g) Apologies for the next meeting. Going away if the situation in the Middle East is safe. Assuming Delia can take minutes.
- h) Sat 25th April - Anzac Day (organised as above).
- i) St Anne's Vineyards wine tasting request - further information to be looked into.
- j) **People speaking over announcements** at village events - could people please be respectful by not talking when someone is speaking or giving a presentation?
- k) Non-alcoholic wine - to be looked at as a possible inclusion.
- l) How to use a defib machine? Sandra to look into having someone come and give a talk on how to use them.

## 9. Meetings with management

Committee to nominate at least 2 Committee members and suggest a third person to attend the next Management Meeting. Rick and Sandra

## 10. Next Committee Meeting

Wednesday April 8th

**Meeting Closed:** 12.10

*I confirm these Minutes are a true and correct record of the meeting of 18<sup>th</sup> January 2023.*

*Signed:* ..... *Date:* .....

(Mrs Sue Kuter, President, Bellarine Springs Residents Associaton)

## ACTION LIST

Agenda Item	Action	Outcome
Explanation of depreciation fee to residents and who might be affected.	Can Management write a letter explaining this.?	
Glass panels around the outside CC area.	Has there been any development here?	Apparently Michael has been and is still looking into options for this.

## Management Meeting Report - 17th February 2026

### Previously Raised Items

#### Defecations on the Tennis Court

No intention to ban dogs from the tennis court, no known repeat offences reported in recent months. Management will keep reinforcing the message to residents to clean up after their animals. Encourage residents to report to management any incidents seen. Management are unaware of any info provided to residents, that the tennis court is available as a dog run.

#### AGM Minutes

Draft Minutes from 2025 AGM have been finalised and distributed.

#### Solar

Solar installations are running well. Investigating the viability of installing additional panels on older units. We are feeding surplus power back into the grid for which being a commercial organisation the village receives no financial benefit from energy companies.

#### VM Client

Upgraded app to include the capability to view and print village invoices such as Monthly Management Fee, Electricity, Internet and Maintenance. Currently undergoing testing. There will be a renewed push to encourage use once the new features are available.

### **Damage to Bus**

Bus is being repaired late Feb through mid-March. Damage is covered by insurance, though excess of \$750 will need to be paid by the village.

### **New Items**

#### **Pool Table Area TV**

This was not claimed in the original damage report. Management claimed they were not informed that the original tv had been replaced by a resident's unit. If they had, they would have been included in the original claim. An attempt to later add this item was rebuffed by the insurance company. No money in the budget to replace, we either live with the white dots on the existing screen, or replace with the (smaller) tv from the Board Room.

### **Village Security**

Enhanced and additional CCTV cameras are being considered. BSRA suggested a sign at the entrance stating that the site is covered by CCTV may be a deterrent to unauthorized entry.

