

Bellarine Springs Residents Association

MINUTES

Committee Meeting – Monday 11th May 2026

Meeting Room 7pm

Present: Sue Kuter, Kaz Peach, Rick Goss, Glynis Jones, Delia Jenkins, Jayne Huson, Gayle McNiece, Sandra Adams. Judith Jones will be joining us at 7.45.

Apologies: Maree Burn

Meeting Start: 7pm

Chair:

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

Received:

Mainly internal covering social events

Funding request - Colin McKenzie (see below)

Sent:

Nothing that needed to be replied to immediately. Security questions and replies in Management meeting report.

4. Minutes of previous meeting

a. Moved to accept Minutes: Kaz Peach Seconded: Gayle McNiece

b. Business Arising from Minutes of April 8th

- Christmas caterers have been booked for Sunday 13th December. BSRA has budgeted \$3000 for this event.
- St. Anne's Vineyard wine tasting has been booked for Wednesday 22nd July.
- Defib machine training has been booked for 2nd June.
- Winter Solstice event on 20th June - alternate arrangements to place the fire pit in progress.

5. Treasurer's Report

Financial Report, including current balance (*circulated*)

April's financial report shows a monthly surplus of **\$102.49**, with our Year-to-Date figure a deficit of **-\$605.45**. With 2 months of the financial year to go, our finances are tracking in line with expectations.

Bar sales income for April returned to a more average figure of \$2,695.21, which resulted in a surplus of \$682.37. The Bar A/C should always show a monthly surplus, as bar pricing is pitched to allow a modest surplus that provides the BSRA with monies to fund equipment and social activities for our residents.

Bar surpluses can vary greatly from month to month depending on the timing of stock purchases and sales. Additional stock purchased in a month to take advantage of promotional prices typically delivers a smaller surplus but a greater stock on hand figure. This tends to even itself out across the year.

There were no abnormally large expenses this month, with expenditure comprising funding for BSRA social events and purchases of equipment for use by Activity Groups.

Non-Bar Stock Expenditure

- Morning Tea Supplies	\$ 206.78
- Rummikub Boards	\$ 120.00
- Hot Cross Buns	\$ 118.00
- Wireless Microphones	\$ 65.98
- ANZAC Day Catering	\$ 75.00
	\$ 585.76

Financial Report as of 30th Apr 2026

Date	Current Month 1st Apr - 30th Apr	Year to Date 1st Jul - 30th Apr
Income		
Bar Sales	\$2,695.21	\$27,928.14
Social Events	\$0.00	\$3,073.18
Interest	\$5.88	\$41.94
Misc. Income	\$0.00	\$810.09
	\$2,701.09	\$31,853.35
Expenses		
Bar Purchases	\$2,012.84	\$18,326.92
Social Events	\$193.00	\$8,930.47
Morning Teas/Catering	\$206.78	\$2,039.92
Activity Group Funding	\$120.00	\$508.55
Stationery & Admin.	\$0.00	\$13.60
Equipment Purchased	\$65.98	\$815.98
Misc. Expenses	\$0.00	\$1,823.36
	\$2,598.60	\$32,458.80
Summary	\$102.49	-\$605.45

A/C Balances as of 30th Apr 2026

Cash - Bar A/C	\$775.38
Cash - General A/C	\$6,547.72
Cash - Petty Cash	\$41.90
Cash - Bar Float	\$40.00
	\$7,405.00
Assets - Bar Stock	\$1,277.26
Overall Financial Position	\$8,682.26

Note 1) Up to 30th April, \$10,000 has been transferred from the Bar A/C to the General A/C.

Note 2) \$4,607.12 was deposited for an external fundraising event with \$4,610.00 being paid out. The difference of \$2.80 was a result of Square commissions. This was covered by the BSRA.

Moved to accept Report: Treasurer: Gayle McNiece Second: Kaz Peach

6. Committee Reports:

a) President's Report - Sue Kuter

After the lovely weather we've had for the last few weeks of April it's been a bit of a shock what we've been experiencing for the beginning of May. Oh well, we can be assured it's going to get worse as the winter really sets in. But have no fear, we are resilient and can concentrate our activities indoors for a few months and what a line up of events there is on offer. You only need to look at the activity station or read your emails to keep up to date.

I have previously given credit and shall do again to the many wonderful good samaritans living within our village. Many lend a helping hand without reward, fuss or fanfare. They just do it out of the goodness of their heart. That's the beauty of living here as I'm sure you will agree. Not everyone gets to grow old so let's appreciate every one every single day of our lives.

b) Secretary's Report - Glynis Jones

Nothing much to report this month but a reminder to residents to be aware of speed limits on our roads. There are still people doing more than 20ks and if you do have visitors please point this out to them.

As always we encourage funding requests but please have these in well before you need it approved by the Committee. Note that our meetings are now the 2nd Monday of each month.

c) Bar Report - Mel McNiece

Sales \$2482.50

Purchases. \$1714.56

Stock \$1277.26

Sales in April were steady, with no major events to boost them.

Cash sales accounted for 75% of the total, so cash is still the most popular payment method!

We've been able to keep our stock and purchasing in good order.

The recycling program with Alex and Susan is running smoothly.

It's always a pleasure to welcome new volunteers to the bar, and we'd be thrilled to see even more!

c) Welcome Group - Gayle McNiece

We're excited to welcome our new residents:

- Joan Paton
- Sue & Ian Daniels

Joan, who hails from Gippsland, has made our village her new home, eager to be near her daughter in Ocean Grove. We all know how a bit daunting it can be to arrive in our village and not know anyone, so please give Joan a warm welcome if you spot her around.

Ian & Sue have been living in Drysdale for some time, so they've found the change easier. Ian & Sue have attended a few events in the CC.

I'm sure the new residents will discover plenty of activities they'll enjoy. Let's make all our new residents welcome.

e) Social Activities Report - (Including Upcoming Events) Sandra Adams and Maree Burn **Since our last committee meeting, the BSRA has been involved with:**

- Christmas Lunch has been booked.
- 14th Apr - Welcome/Birthday Morning Tea (50+ attended)
- 23rd Apr - Village Outing - Wildlife Photography Exhibit at Wool Museum
- 24th Apr - Jenkins Fish Van (Friday Happy Hour) Full House attendance.
- 25th April - Anzac Day - Morning Tea at 10.30am followed by the Anzac Ceremony at 11.40am with Geoff Turner & Judith Jones.
- 5th May - Chez Chez Fashions with a Fashion Parade by residents. Saw over 60 ladies and a few gents. Donation of gratitude received from Cheryl of \$120.00
- 8th Mother's Day Lucky Door Prizes @ HH. Full House achieved and required extra chairs and a few tables.

Upcoming:

- 15th May - Village Outing - MG Museum of the Marque in Belmont, lunch follows HAS BEEN CANCELLED DUE TO LACK OF NUMBERS.
- 18th May – Trivia Night with Colin & Geoff. With Prizes from BSRA.
- 20th May – Management requested a time for the School of Excellence to visit, with the gold coin donation proceeds to go to GAWS. Also collecting sheets and towels as per GAWS requirements list.
- 21st May - Village Outing - Hastings Ostrich Farm Winchelsea, and lunch following. Fully booked.
- 26th May - Fifth Avenue Jewellery - to be confirmed.
- 20th June - Winter Solstice - Country Baked Potatoes has been booked, firepit TBA. (I am unable to attend this event)
- TLC Homestead Visit EOI sheet at Activity Station. Date can now be determined as sufficient numbers. Suggesting 18th or 25th June until confirmed by TLC.
- 2nd June - Visit from Vic Ambulance to demonstrate the defib machine. This will be in the CC main room.

- 5th June - BSRA Soup Night. Sue and Jayne to organise.
- 7th June - Pickled Onions Band confirmed and informed.
- 8th July - Book Ferry to Sorrento (half price months) & Lunch at Onda. AOE village Outing.
- 22nd July - St Anne's Vineyards Wine Tasting in the CC.
- 4th August @ 10.30am Wardrobe by the Sea Fashions. Men's and Women's fashion parades have been booked.

For Discussion: To be decided and/or approved in the future.

- Clive Ibbeson booking 13th September for a music afternoon. \$400 fee as per last year.
- Bronnie Clarke booking 6th December for Carols by Candlelight 7-9pm \$100 for battery candles.
- **Bastille Day** inspired HH Friday 17th July. Fancy dress, Tour De France for the guys (we have so many cyclists now in the village) with a Frenchie theme for the ladies. Pizza provided as per the \$312 spent at St Pats from Pa's Pizza. Do some prizes for best outfit or keep simple with just a round of applause. [Committee has agreed to this.](#)
- Village outing visit the Queenscliffe Fort again. Miettas for lunch.
- Bus to Waurin Ponds for the movies there, as Pivotonian limited current viewing.

f) IT/Communicatons Report - Delia Jenkins

On June 1st Victorian residents will be eligible to apply for a 20% refund on the full cost of their car registration. This will have to be done through Service Victoria. While I will not be able to process these refunds for you I will produce a step-by-step set of instructions that will guide you through it. Once I have done this myself, I will email out instructions to everyone. Obviously if you are comfortable doing these things online you will be able to do it for yourself and maybe help a neighbour. I will send out the relevant information.

g) Website Report - Rick Goss

April saw a small improvement in numbers accessing our website.

A new enhanced version of the website is under development and with this in mind I have postponed the planned workshop until the new version is available.

Statistics:

Between 1st and 30th April, we recorded 33 Unique Visitors (residents accessing), and 62 Site Sessions (number of times someone has accessed site).

Mobiles have taken over as the post used device to access the website with 52%, followed by Desktops with 45% and Tablets taking the remaining 3%.

h) Management Report - Kent Hodgson

Village financial report is not finalised

Village Operations & Maintenance

- Monthly fire services completed – replaced faulty Emergency exit sign to CC.
- Pay movie licensing fee.
- Repair waterline to unit in stage 1.
- Replace RTI control for the Theatre system.
- Replace surge protection cartages to the Community Centre.
- Locksmith replaced barrels to Workshop & Pavilion locks.

Compliments/complaints

- None

Hazards

- None

Insurance claims

- Claim & Repairs completed for Village Bus
- Claim with Insurer and completed all repair works.
- One Insurable claim repair carried out by the Village, as cost of repairs was under policy excess.

Judith has joined the meeting at exactly 7.45 presenting notes of the RVAA 2025 recently published. She went through in great detail the role of residents and Resident's Committee according to the new rules and regulations. Still a lot of things need to be worked through. Audits have started. Further information to come.

7. Requests for Funding:

- a) Trivia night - \$99 Colin McKenzie / Geoff Fifer (Post approval) [Approved](#)
- b) Cement sheeting on putting green to use Fire Pit on occasions - Steve Merriman \$318.8. [Approved](#)
- c) Website funding - \$118.18 [Approved](#)

8. Other business:

1. Date for AGM - Thursday 22nd October 2026 at 1pm.
2. Wreath for Anzac and Remembrance Day. Will have one in the future.
3. Biggest Morning Tea - June 12th 10am - 1pm. Advertising to come.
4. Replacement for Library Shredder - not to be replaced at this stage.
5. Progress of the Fire Pit for the Solstice - flooring being developed to cover the putting green.
6. Sandra also away 16-28th June. Request BSRA to cover any events during that time.
7. Website request from Wendy Down - a year's subsidy \$118.18 for domain name.
8. Considering DNA dog poo testing as there is a process which can identify the breed.

9. Meetings with management

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

21st May at 10 am - Sue and Jayne

10. Next Committee Meeting

Monday 8th June

Meeting Closed: 9.30

I confirm these Minutes are a true and correct record of the meeting of 11th May 2026

Signed: Date:

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

ACTION LIST

Agenda Item	Action	Responsible Person

Management Meeting Report:

Meeting attended by Judith Jones, Sandra Adams, Sue Kuter.

1. Judith Jones presented the questions relating to the Retirement Villages Amendment Act which was to be released on the 1st of May 2026.

Answer to questions 1 through to 3.

- No qualifications for Pinnacle and no exemptions have been applied for. As there are no grounds for an application for exemption on existing items.
- The operator (management) will be responsible for repairs and maintenance under capital maintenance.
- A quantity surveyor will be employed to do an assessment of village capital costs and maintenance including every unit.
- Replacements, upgrades are the unit owners responsibility.
- An audit on every unit will be conducted with each resident and signed off.
- A letter will go out to residents to clarify these conditions, expected from May 1st 2026. It is noted that such conditions/ changes are still a work in progress (by the Governemnt initiating the changes to the Act), therefore there may be alterations to this.
- Extensive discussions ensued on this topic.

2. Containers situated at the top of Epsom View.

They were never intended to be permanent, however since stage 10 has not sold completely it was necessary to store equipment securely. It is to be noted that “something” will be done to that area albeit a storage shed, recreation area or something that will enhance the space and be asthetically pleasing.

3. Solar panels.

They are paying for what we are using on “sunny days” which is a saving but not helpful at present.

4. CCTV coverage.

Work is and continues to be carried out replacing, upgrading, repositioning all camera coverage.

5. Theatre projector.

Control mechanism replaced with a simplified version which can now have a computer attached.

6. Faulty lighting has been replaced.

7. The air conditioner in the library has been attended to.

8. The village bus repair has been finished with the village having to pay the excess and the insurance payment was \$..... (cost given on application to author if you really need to know)