

Redbank Palms Residents Association AGM
Held on 25/02/25 at Community Hall

Meeting opened at 4.45pm with John Clapcott as Chairperson.

Attendance: 37

Apologies: Gail Zander, Dianne Lingham, Noelene Briggs

President's Report:

John provided an update on the progress of outstanding issues that had been discussed with the Community Manager.

Both the pool heater and village bus have been ordered. The heater should be installed sometime in March, but there is no update on the delivery of the bus. Hall fans and switches have been repaired. External lights and repairs to the external cladding at the hall are underway. The workshop floor has been repaired. Entrance gates will open when the power shuts down. The flagpole light has been installed. The orange grove walkway has been opened, with lighting and hedge trimming yet to be addressed. Water blasting has been done at the main entrance to the hall and the front entrance to the community. The grant application for the TV for the hall has been submitted.

Treasurers Report:

Available Funds: \$3126.56 Moved and accepted Gary/Graham

Minutes of the previous AGM:

Minutes distributed, read, moved, and accepted. Dave/Graham

Election of Office Bearers:

The meeting was handed over to Barry Evans to conduct the election of office bearers for 2025

As there were no contested positions, the written nominations received prior to the closing time for nominations were elected.

President: John Clapcott

Vice President: Keith Nowlan

Treasurer: Joanne Liew

Secretary: David Morgan

Committee: Irene Harvey-White, Graham Ritchie, Toni McGreevy

Graham Parsons and Maureen Clifford accepted the unelected positions of webmaster and newsletter editor, respectively.

During a call to the ATO on an unrelated matter, it came to light that a public officer had been appointed in 2018. A public officer is the association's representative to the ATO and is responsible for ensuring that the association complies with ATO requirements.

As no record could be found in our records of a public officer, it was agreed to appoint a new public officer.

It was decided that the Secretary be appointed as the public officer. For 2025 that will be David Morgan.

Moved and accepted. Barry/Keith.

General Business:

It is recommended that meeting notices, as well as being posted to the noticeboards, be placed in residents' mailboxes.

The welcome pack should be updated and distributed to new residents.

Keith Nowlan spoke about the necessity of public liability insurance and the difficulty the Association was having in getting the social club and bowls club included in the policy.

There was extensive discussion on why we needed public liability coverage and the risks of not having coverage. All residents could be exposed if a claim was made against the Association and we had no coverage.

It was accepted by the meeting that Keith and Joanne proceed with sourcing cover, which included both those activities, and report back on the results.

The grass cutting of common areas and residents' lawns was considered unsatisfactory.

The QMHOA survey on site rent increases for new residents was brought up for discussion so that we could provide accurate responses to the questions in the survey.

It was noted that Friday evening gaming gatherings had resumed.

Meeting closed at 5.15pm