

Lady Clark

CENTRE INCORPORATED

President's Report – Annual General Meeting October 2019

I don't want to bore you all with mundane detail, but on the other hand it is important that we formally note significant events that have taken place this year and to publicly acknowledge great efforts of some individuals. I will apologise in advance if I leave anything important out.

First and foremost, we welcome our new resident members to the Association.

We should also acknowledge those who have passed away and pass on our condolences to their family and friends.

For those who do not know, I am pleased to advise that the Governor of Tasmania has agreed to be our Patron. This title remains during the term of the existing Governor.

Many of you attended the 50th Anniversary celebrations which was held on a Sunny Sunday afternoon last November. We sent invitations to many politicians and I was pleased to see Andrew Wilke, Federal Member for Clark, Senator Eric Abetz, then Senator Lisa Singh, Tasmanian Attorney General Elise Archer, Shadow Attorney General Ella Haddad, and Glenorchy Mayor Kristie Johnson. Senator Abetz unveiled the plaque with the help of our volunteer resident gardener Wayne White, Mayor Kristie Johnson spoke of the role of local government and opened the door for future cooperation between the Board and Council.

All residents were provided with a certificate of occupancy following the celebration, to mark the occasion and as a memento of the day. It is worth mentioning that Patricia Conway is our longest serving resident at 34 Years.

Earlier this year the Board resolved to create a casual administrative assistant position to assist our Chief Executive Officer, Julia Alexander in her day to day administration duties. Wayne Flanagan was appointed, and he currently works on the morning of Thursday and all day Friday. I guess most of you would have met him by now.

The Board and CEO are currently reviewing all the policies and procedures of the Association. Those that have a direct impact upon residents will be circulated to you for your input.

You will also note that Board members and staff of the Association now have working with Vulnerable people permits. This is in response to new obligations imposed upon organisations that work with those vulnerable in our community. While many of you would not be regarded as vulnerable, age and failing health can have its toll and can place people in a vulnerable position.

The newly formed Grants and Fund Raising Sub-Committee held their inaugural meeting on the 28th February 2019. The purpose of the Committee is to process and source

additional revenue for the Centre and advise the board on funding opportunities. The incoming entry contribution for one and two bedroom villas was the first recommendation from the new committee and now sees the non-refundable entry contribution at \$60,000 and \$70,000 for a one and two bedroom villa, with a \$50,000 and \$60,000 refundable bond held in trust by the Association.

The revised entry age to the Association is now 67. This links with the qualification age for the aged pension and therefore seems a more appropriate qualification age for new residents.

The replacement of the current Terms of Reference and Policies document with a new Association Charter is currently under formulation. This document will provide clear and transparent guidelines to the operation the Association.

Revenue raised from you through rental payments, has enabled us to continue to carry out repairs and maintenance to buildings and infrastructure. It would not be possible to achieve the work that has been done without that revenue. We sometimes forget that the money we spend on the Village is paid by you. And it is incumbent upon us to use that money wisely to your collective benefit. While we continue to explore options for external funding to assist us to accelerate our refurbishment and renewal program for villas and infrastructure services, we do not lose track of the fact that it's your money at work that enables us to keep the Village running.

I want to also take this opportunity to thank those residents that do their thing to help build camaraderie within the village, and the work of volunteers that does not go unnoticed. The sense of community is something that only you can develop, and I can see evidence of this working. Julia is of course there to help by providing services to you on behalf of the Board. And I speak on behalf of the Board when I say that her work is appreciated. It is not easy trying to please everyone. She has achieved a great deal over the past twelve months.

We have entered into a contract with Programmed Property Services for a 7 Year external maintenance program. The scope of work includes maintenance of the external surfaces of the villas and includes the exterior painting of all existing painted surfaces, cleaning of roof gutters, wall washdowns, line marking on steps and car spaces and some minor repairs. This will ensure the villas and surrounds remain in good condition for you.

The five-year grounds maintenance contract with Chris Rowlands Gardening Maintenance comes to an end on the 26 November 2019. His services over the years have been greatly appreciated. In preparation for continued service, we sought expressions of interest for an annual ground's maintenance contract with a wider scope of work. The result of this search identified a successful replacement contractor with Programmed Property Services. The new contractor will commence on the 1st December 2019.

That concludes my short summary but after the meeting I will be happy to field any questions.

Now in appreciation for the wonderful work performed by Julia I want to offer this small token. [Flowers were presented to Julia]

Roy Ormerod
President
17 October 2019