

RETIREMENT VILLAGE RESIDENTS ASSOCIATION Inc

Minutes of the 2016 Annual General Meeting held on Thursday September 29th 2016 at the Sydney Mechanics School of Arts, 280 Pitt Street, Sydney

Present: Tom Gait, President, and 61 members; Peter Hill, (RVRA honorary solicitor); Martin Le Marchant, (Bishop Collins Auditor); James Cartmell, (Collette Travel.)

Apologies: Committee member Nobby Clarke and 12 members.

The meeting was opened by the President at 10.30am

Confirmation of the Minutes of the AGM held on October 1st 2015

It was moved by Tom Gait (The Woniora) and seconded by Tony McAndrew (Settlers Ridge) that the Minutes of the previous AGM be confirmed ***Carried***

President's Report on the Association's activities during 2015-16

The President referred to his printed report and added the following comments:

- The Victorian enquiry into retirement housing has commenced. There is a strong move among retirees in favour of an Ombudsman for the sector, but this is being opposed by the operator bodies.
- Three members of the RVRA Executive team will be meeting with Minister Dominello on Thursday October 6th.
- The President thanked all the committee members, Peter Hill, Martin Le Marchant and David Pritchett for their support during the year, and also thanked the retiring committee members Nobby Clarke, Bill Leadbetter and Dorothy Swanton for their contribution during their time on the committee.
- The Review of the Regulations has been postponed until the latter part of 2017

The President proposed his report be accepted, seconded Bill Leadbetter (Henry Kendall Gardens) ***Carried***

Secretary's Report

The Secretary referred to her report and stressed the need for increased membership if the Association is to remain a viable force in the retirement village industry. She thanked everyone for their support during her two years in the position.

Financial Report

The Treasurer outlined the financial position of the Association.

- He explained the committee's recommendation for a rise in membership fees of \$5 for both singles and couples.
- He proposed the current cap of \$20,000 for the Legal Support Fund be raised to \$150,000 as there are increasing numbers of concerns which have the potential to require rulings from the Supreme Court.

- He noted the following areas for increased expenditure: advertising, additional village visits in regional areas, improved database, individual mailing of the newsletter, appointment of a lobbyist, extra part-time administration staff.

The Treasurer answered questions from the floor before proposing the following motion:

- that RVRA membership fees be increased by \$5 to \$20 for both single and couple memberships. This to apply immediately for new members and after June 30th 2017 for current members.

This was seconded by Gavin Hillier (Settlers Village, Estella)

Carried unanimously

Address by Martin Le Marchant, (Bishop Collins Auditor)

- The RVRA is currently in a very sound financial position
- Independent auditing has revealed instances where operators with several villages have not been allocating marketing costs, salaries and wages and other shared resources fairly across their villages
- Employment of a lobbyist would enhance the RVRA's influence with government and other bodies
- Changes planned for 2018 will require all leases to be part of the balance sheet. These can then be added to recurrent charges. Residents will need to be more diligent when examining proposed budget papers.

Address by Peter Hill (Honorary Solicitor to the RVRA Management Committee)

Peter Hill again stressed the need for increased membership, which will in turn increase pressure on operators. He suggested that the 'court of public opinion' could be more effective than a court of law in influencing operator behaviour.

He referred members to the myagedcare website for information and advice about community services, particularly around the area of consumer directed care.

He also expressed concern about the rate at which small village operators are being absorbed by large corporate companies. This tends to introduce international accounting practices not always understood by residents, and can result in items of capital appearing into recurrent charges, one overall balance sheet instead of separate balance sheets for each village, and a general lack of budget transparency.

Another area of concern is the incorrect use of the Capital Works Fund by some operators. If this is happening and there are no immediate village projects to be funded, one option is to have the money refunded to the residents.

There is a widespread lack of information for prospective residents regarding their rights, the content of the village contract and the option for negotiation with operators. While there is a \$200 cap on operator charges for legal fees on entry, there is no limit placed on similar charges when the resident leaves the village.

He commended the committee on the new direction for the future and offered continued assistance with seminars and advice.

Presentation by James Cartmell, Collette Travel.

This is an international travel company offering fully escorted holidays for retirees across the world. They are offering reductions for RVRA members and a percentage of every booking into RVRA funds. The company can be contacted on 1300-792-195 or via their website gocollette.com The code for claiming savings as an RVRA member is RVRA17.

Election of Office bearers and 8 Committee members

The Returning Officer, Keith Lewis (IRT Macarthur), announced that all positions were now vacant. In accordance with the Association’s Constitution, nominations had been received for all positions, and no ballot was required. The following members were duly elected to the

RVRA Management Committee for 2016/2017

Office Bearers:

- President: Tom Gait, The Woniara, Wahroonga
- Vice-President: Annette McAndrew, Settlers Ridge, Gilleston Heights
- Secretary: Christine Leaves, Anglicare Castle Hill
- Treasurer: Ian Allom, Bayview Gardens, Bayview

Committee members:

- Dennis Brown, Minkara, Bayview
- Rita Geraghty, St Brigids Green, Maroubra
- Jim Gibbons, Living Choice, Glenhaven
- Diana Glazer, Lifestyle Manor, Bondi
- Ena Heddema, The Woniara, Wahroonga
- Gavin Hillier, Settlers Village, Estella
- Jim Kelaher, Tarragal Glen, Erina
- Max McGregor, Living Choice, Glenhaven

The President closed the meeting at 12.30pm

Signed as a true and accurate record.....

Date.....