



MINUTES of the ANNUAL GENERAL MEETING of BVRA
Held WEDNESDAY 9 OCTOBER 2019 at 1.30 pm at Joy Rice Centre.

ATTENDANCE: 45 ILU occupiers, with CEO, Simon Newbold, Chair BV Inc, John Angas, Integrated Care Development Officer - Tom Herring, Daniela Hongell, Carol Chipman and Ben Hall.
APOLOGIES: Apologies were noted from Roger Hooton, Kath O'Toole, Rhonda Blaser, Heather Parker, Daphne Fraser and Mrs Hoffmann.

MINUTES – as distributed. Moved – Mike Reglar/Maggie Hughes – carried.

CHAIRMAN'S ADDRESS – Tom Falconer addressed the meeting, commenting on a tough start to the year with the early illness of Brad and the loss of Troy. Carl Helbig doubling up on fulltime jobs has been of great benefit, with his establishment of a trackable recording system for unit maintenance requests. He has begun the long requested task of external repainting of units and cleaning of tile roofs, and a thorough gutter clean of all units. Tom Herring, always going over and above the call of duty, is greatly appreciated by residents. Tom expressed the hope with the appointment of a new General Manager it may be possible to appoint a supervisor of maintenance/gardening to relieve some pressure on Carl.

Board Chairman John Angas expressed his hope that residents are enjoying life in Barossa Village and using its facilities. He thanked the staff and acknowledged that media exposure of the aged care industry, as reflected in evidence before the Royal Commission, is often negative. His hope is that if Barossa Village gets a mention it will be for positive service and care.

CEO Simon Newbold reported to residents on an exciting 12 months in which Barossa Village has captured opportunities for growth. He acknowledged his dedicated staff – all of best intent. He detailed some of the achievements – the completion of the 8 (now all sold) units at Angaston Hill/Schilling Street, the upgrading of many ILUs in Nuriootpa, the transition of rooms at the rear of the Lodge into two houses for disability occupancy for women and men, the renovation of the entrance to Reception and work in progress now in the Joy Rice Courtyard and associated rooms. It is intended that that area will contain an outdoor kitchen linking into a lounge/bar area adjoining the usual large JRC room. There will be a needed growth in Home Care with a consequent increase in staff, training and technology.

Simon took questions on the vacancy of many units in the Penrice/Scholz area. A few have been converted to rentals to achieve the desired level of this service in the organization. In the next 12 months there will be some rejuvenation of this precinct, possibly demolishing some cottages to be rebuilt in modern form but the community feel of Scholz/Penrice will be preserved. As part of the Strategic Plan, a major project for the next year is the planning of the 35,000 square metres of land now called "Heritage Park" (behind Armstrong Avenue-El Alamein-River Road) into an exciting development including ILUs but also other services, possibly with an intergenerational bent.

Three years of financial surpluses ploughed back into the organization has enabled this growth and long-term planning decisions, and winning \$3-\$4 million of grants towards capital works, for a 19 bed expansion at the Residency and a hydrotherapy pool caps off a positive year. Simon introduced and welcomed Ben Hall, newly appointed General Manager who will be responsible for asset management and development.

Tom Herring spoke of his role as Integrated Care Development Coordinator. He thanked the BVRA Management Committee and volunteers. He experiences much frustration over the My Age Care system, with national waiting lists at disastrous levels. BV tries hard to support residents awaiting or with minimal Home Care Packages at a time of declining health. He encourages residents to seek help – the Village team will endeavor to mitigate these challenges, some services able to be sourced through Licence to Occupy investment. The last 12 months has been the most industrious

of Tom's time at BV, especially under Carl's guidance with increased resources directed at long-term maintenance – roof cleaning and repainting of units beginning with those in most need, and all units getting thorough gutter cleaning. An audit of all units continues. Tom highlighted increased community spirit among ILUers through social events, developing friendships and supporting each other at a time when many retirees can experience loss and loneliness. Tom sees the next 12 months as a time of consolidation to build upon the solid achievements of this year. He reminded residents that they have not just bought into a unit, but into a community and support network that truly does have "people at its heart".

FINANCIAL – Simon presented an audited statement of ILU Actual Expenditure for the year 2018-19 and the 2019-20 Budget. This year the deficit was \$109,806 but a deficit of \$81,841 is expected next year. He has been able to keep the fortnightly maintenance cost to a 2.7% increase, whereas Council rates and other services have risen over 3%. Thus he proposed the maintenance fee from November 2019 be \$188.50 per fortnight. Moved Denis Tompkins, seconded Bob Sandercock, - carried.

MANAGEMENT COMMITTEE NOMINATIONS: Carmel thanked all reps and proxies and especially long serving but now retiring representatives Leila Marshall-Semmler (Park Avenue) and Daphne Fraser (Basedow) whose lives are now taking them away from the Village. The following people were declared elected. A few Clusters are unrepresented but the Committee may approve nominations during the year, as is likely to happen with the new Angaston development when all units are occupied.

ANGASTON	Kath O'Toole	
TANUNDA		
Angas Street	Anne Robins	Julia Russell
Basedow Hof	David Hussey	Errol James
Maria Street	Carmel Devonish	Jenny Lythgoe
Magnolia Street	Denis Tompkins	Malcolm Gunn
NURIOOTPA		
Atze/Kellett	Shirley Nash	Phylip Nash
Buna/Kokoda	Pat Reusch	John Reusch
El Alamein/Sheard	Elsja Wilton	
Amtsberg, Greenock Rd	Sandra Johnston	
The Pines, Greenock Rd	Maggie Hughes	Jackie Chapman
Old Kapunda Road	Ben Van Gasteren	
Park Avenue	Ingeborg Fimmel	
River Road	Tom Falconer	Mike Reglar
Scholz Ave	Ros Hayward	Bob Sanderock
Second Street	Pauline Gilbert	
Penrice Road	Christine Bassham	

ELECTION OF CHAIRPERSON: Simon took the Chair and called for nominations. Tom Falconer was nominated by Doug McNicol, seconded by Denis Tompkins and declared elected for a second term for the next 12 months.

There being no further business Tom declared the meeting closed at 2.20pm, noting the next AGM would be on Wednesday 14 October 2020 at 1.30pm, and invited attendees to stay for afternoon tea.

Chairman

Secretary

Date