

# TARRAGAL GLEN RESIDENTS' ASSOCIATION INC.

INC:1600825 ABN:30 883 098761

## QUARTERLY GENERAL MEETING

*Accepted by all 6 TGRC Members for Distribution  
Pending full Acceptance by Quarterly General Meeting On 28 July 2026*

### Agenda & Minutes – 19 May 2026

|                    |  |
|--------------------|--|
| <b>Time</b>        | 10:30 am   |
| <b>Location</b>    | Tarragal Glen Country Club                                   |
| <b>Chairperson</b> | Rob Blackadder (RB) Deputy Chair requested by Chair Bob Howe |
| <b>Minutes</b>     | Nerida Ware  |

#### Agenda

|    |  |
|----|--|
| 1  | Attendance   |
| 2  | Meeting Opened by TGRC Chair                                 |
| 3  | Acceptance of Minutes: Quarterly General Meeting 03 Feb 2026 |
| 4  | Business arising from Minutes                                |
| 5  | TGRC Report: Bob Howe  |
| 6  | TGRC Treasurer's Report: Helen Davis                         |
|    | Social Sub Committee Report: Sue Kemp                        |
|    | Bar Sub Committee Report: Warwick Phillips                   |
| 7  | General Business   |
|    | - Selection of TG Auditor                                    |
| 8  | Other General Business                                       |
| 9  | Date & Time of Next TGRC Meeting: 10:30 14 July 2026         |
| 10 | Meeting Closed   |

#### Minutes General Meeting 19 May 2026

|                            |   |
|----------------------------|---|
| Meeting Opened at 10.30 am |   |
| Apologies:                 | Ray Ison, Margaret Woods, Margaret McDonald, Hugh Sykes, Jeff Blair, Jim & Kay Tabor, Carolyn Chilcott, Robyn Strengers, Brian Hegarty, Sandra Batey, Pam Wilsmore, Don Semmens, Carolyn & Roy Taylor, Marion & Trevor Hall, Doug Jones and Barbara Dobinson. Accepted By meeting |

| Agenda Item | Topic                         | Discussion  | Action | Due Date |
|-------------|-------------------------------|---|--------|----------|
| 1           | Attendance                    | 91 Residents as per attendance sheets   |        |          |
| 2           | Opening                       | Rob Blackadder chaired the meeting at request of Chair Bob Howe and he reminded everyone to turn their phones off and that the meeting was being recorded   |        |          |
| 3           | Acceptance of Minutes         | RB asked that the minutes be adopted. Majority in favour  |        |          |
| 4           | Business arising from Minutes | <p>Nil</p> <p>As per Item 10 of Correspondence (Paula Benbow) at TGRC Meeting 10 May 2026: <i>The Chair of TGRC is prepared to sign off the minutes of the Quarterly General Meeting held on 3 Feb 2026, as they are an accurate record of what was said on that day.</i></p> <p><i>However, since that meeting, we learned that the VM's intention was that she would only meet with MW in the presence of a third party. Signed by Chair</i></p>  |        |          |
| 5           | TGRC Report                   | Copy was sent to all Residents  |        |          |
| 5.1         | Fair Trading                  | <p>Public Officer Jeff Blair said he is happy with what we are doing in relation to the TG Website. Further to this, 3 members of our Committee were invited to Wood Glen to look at their website set up by their inhouse Brad Spencer. There is a very comprehensive website that we are looking to adopt as much of this on our website if possible. However, we wish to have our data separated from us by using an independent Host.</p> <p>Peter Speers (V236) made a comment that minutes on the Web are a good thing but could minutes still be sent via email with a hard copy in reception. RB advised that all but 73 people who did not want to be contacted by email would have access to the minutes.</p> |        |          |

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| 5.2 | New Residents Report                    | There will still be individual visits to their homes and , twice a year, an afternoon tea will be conducted with staff members outlining what they do in the village. Well received and a great initiative.   |  |  |
| 5.3 | Park Report                             | Ongoing. Today, RB had advice that another tree was down. All RB can do is report it. Council is on board to spend some money but won't tell us how much and when. Plan is to replace all wooden benches in the park and to put them on concrete slabs. We will spend some of our money on other benches that are not timber to minimise maintenance. Question from Warwick Phillips (V277) if any update on the fixing of the dam walls. This issue was raised on 11 January. RB advised we have had no reply back from Council. Aware of leakage in the dam wall , it is not high on their agenda as it is a flood mitigation stream. Both Management and Committee are still committed to working on this issue. |  |  |
| 5.4 | TV                                      | Purchased out of Friendship Rewards money over 2 months. Also looking at Blu Ray to improve picture on the TV's.  |  |  |
| 5.5 | Coffee Machine (large one near Kitchen) | This needs replacing. Have had one quote & waiting for the other 2.   |  |  |
| 5.6 | BBQ                                     | Also needs either replacing of some parts or a new one purchased  |  |  |
| 5.7 | E Bikes                                 | VM has had discussions with Council & Police. Do not interact with them. It is a worry with the safety aspect with the speed so be careful.   |  |  |
| 5.8 | Signage                                 | Will be here soon. Stan Vesper (V87) asked what words were going to be written on signage. This is out of the hands of the Committee.   |  |  |
| 5.9 | Gates                                   | Soon to be installed.   |  |  |
|     |   | Moved that the report be accepted. All appeared to be in favour.  |  |  |

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|-----|------------------------|---|-----------------------------|--|
| 6.1 | Treasurer's Report     | Tabled and presented by Helen Davis. Quarter ended 31/03/2026. Bank Account /Cash on hand \$26,429.28 Report attached to Minutes. Accepted by Meeting   | Report will be at Reception |  |
| 6.2 | Social Sub Committee   | Tabled and attached to Minutes  | Accepted by Meeting         |  |
| 6.3 | Bar Sub Committee      | Tabled and attached to Minutes  | Accepted by Meeting         |  |
| 7.1 | Other General Business | <p>TG Auditor: Bob Howe advised that we needed to approve the Auditor for our Levies and monies spent on our behalf by RA. A resident asked what the Auditor's T&amp;C are. They are determined by law and do not vary from one Auditor to the next. John Anderson (V109) spoke about there being a very long saga on auditors for Retirement villages and if people were interested, he could elaborate further otherwise we simply take a vote. He was in favour of voting for acceptance of the Auditor. This was proposed by John Anderson and seconded by Gordon Crawford.</p> <p>A question was asked by Kerry Morgan (V196) as to who the Auditor is. Advised that it is HLB Mann Judd as per advice from RA's Mary Matakitoa.</p> <p>Margaret Williams (V54) asked if we could hear from JA on the history of auditors in retirement villages. A vote was taken and the Meeting declined.</p> <p>The proposal was then voted on and accepted.</p> |                             |  |
| 7.2 | Coffee Machine         | Approval from Residents was necessary as there is a of \$5,000 limit to what the Committee can purchase. The current machine is 12 years old and the new machine is compatible with the leased machine we have now. A comparison was done between leasing and buying and it was determined that after 4 years we will   |                             |  |

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|     |                        | <p>have already paid for it so a purchase was recommended.</p> <p>The supplier will maintain the machine and supply the beans as well at a similar price. RB proposed that we buy the machine for \$9,000, seconded by Warwick Phillips. Approved by the Meeting.</p>  |  |  |
| 8.1 | Other General Business | <p>John Hart (V233) mentioned that he has a lot of trouble hearing what is said in certain sections of the Country Club. Downstairs seems ok but upstairs seems a problem. He mentioned Anzac Day where he could not understand any of the Erina High School speeches.</p> <p>Committee will follow up this complaint.</p> |  |  |
| 8.2 |                        | <p>Carole Langston (V26) expressed concern that the front gates have taken so long to be replaced.</p> <p>This is a Management issue but we will follow up</p>   |  |  |

| Agenda item | Topic          | Discussion                         | Action | Due Date |
|-------------|----------------|------------------------------------|--------|----------|
| 9           | Next Meeting   | TGRC Meeting 09 June 2026 at 10:30 |        |          |
| 10          | Meeting Closed | At 11:25                           |        |          |

Minutes Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Chairperson