

Retirement Village Residents Association Bay of Plenty Region

Minutes of the Annual General Meeting

Held at Ocean Shores Village at 1.30pm on 23 May 2019

Our meeting opened with a warm welcome to the over 100 attendees by chairman Mike O'Boyle.

Apologies were received from Heather and David Metcalfe, Judith Culley, Eunice Cunningham, Margaret Down, Anne green, Val and Jim Sainsbury, Daniel Stevens and Freda Woisen, Fred and Dawn Fellows, Marjory Groote-Veldman,

Moved that apologies be accepted; Chris Cole/Joyce Whiting

Minutes of the AGM 2018 were read by secretary

Moved that they be accepted John Graham /Jim Pringle

Matters arising, Minutes not verbatim to website although content similar.

General Business The Rates Rebate, wording has been reworked to enable those excluded to now be able to claim their rebates.

Chairman's Report, Overview.

Organisations take time to grow and together Dick Williams and I take all opportunities to visit villages in our area to grow our membership.

The retirement industry is growing and extremely competitive, with over 80 under construction or planned in NZ, area membership currently 915 through 24 villages from the 40 in BoP. With early development, the Government relied heavily on pioneer promoters for direction. Now the present administration is aware of our presence as demonstrated by the recent meeting with Minister for Seniors Tracey Martin. Close contact with Government has developed from the formation of the nationwide lobby group RVRANZ.

Anton Coetzee, area representative will inform us of national executive activities.

National secretary volunteer Dick Williams has found his workload almost fulltime over the past few months, now with the appointment of Nigel Mathews as national manager operational costs need to be addressed. The subscriptions will need to increase to \$10 p/p and \$15 couple, compared to NSW at \$20 and \$25.

It is planned to use Nigel to generate a working relationship with the RVA as well as Government and prove that we are very relevant within the industry.

The criticism we receive most is the lack of communication; we are trying, we appreciate that not everyone has email, we thank those who print news off and add to notice boards. Thanks also to all who have paid subscriptions through to March 2020.

The national AGM is being held Thursday 20th June, Remuera Golf Course at 1.30pm.

Dick and I are happy to come and talk to your village residents. Please contact me or Dick.

Thanks for your time and attention, I propose the adoption of this report and invite discussion.

Mike O Boyle, Regional Chairman.

Moved that the report be accepted; Mike O Boyle / Jim Pringle

Finance Report, 1st April 2018- 31st March 2019;

Opening Balance	WestPac	\$949.95
Income	Subs	\$4,120.00
Transactions	listed	\$3,390.00
CLOSING BALANCE		\$1,679.95

Use of funds	transferred to National	3.000.00
	Stationery	113.26
	Travel	169.24
	Florist	107.50
TOTAL OUT GOINGS		3,390.00

Question, Peter Norman, Where does our money go? All money transferred to national account.
This covers general running expenses, travel, catering postage etc. Nigel will expand on this.

ELECTION OF OFFICIERS; Mike stepped down and nomination for chairman was called,

Chairman: Mike O Boyle, nominated by Glenys Glynn/Jim Pringle, with no further nominations.

Mike was declared chairman

Secretary/Treasurer: Glenys Glynn nominated by Mike O Boyle/ Joyce Whiting, no others nomination, appointed.

Committee: Current members Doug Little, Jim Pringle, Mary Knight, Joyce Whiting, John Graham proposed and nominated by Mike O Boyle/Anton Coetzee,

nominated from floor: Mollie Dean Bob Nichol/ Chris Cole,
Chris Cole Margaret Jefferies/Paul Franks,
Annette Tocker Femie Bulmer/Val Harper

The above nominated were declared elected.

Regional Representative: Anton Coetzee Mike O Boyle/Mary Knight, Elected.

Anton was then introduced and presented a brief explanation of the DMF

The purpose of the fee is to cover the initial investment, village infrastructure, community facilities, periodic upgrading or betterment of village property.

Is it fair that Operators in some instances include the cost of capital improvements in the weekly fee?

Funding for long term maintenance upgrading or betterment of village property shall not apply to residents where it is capital improvement/ betterment. Village property includes all common areas community facilities and building structures, such costs are to be funded from the DMF, refer cl. 2

When an operator wishes to modernise a residential unit that will exceed refurbishment as defined in cl 2 and the work will take 6wks + the operator shall be obliged to buy back the occupation right as in cl 53 as per COP. The charges for outgoings shall cease on the date the resident stops living in and removes all possessions.

Refurbishment being done before settlement contravenes Fair trading Act. Unfortunately, changes to the RVA and associated COP are low on minister Phil Twyford's priorities therefore continued lobbying is required.

Re-worked changes to the COP, are to be forwarded to the Minister Tracey Martin who admits she has a lot to learn about the retirement industry. The stakeholders meeting last November gave the RVRANZ a chance to "test" some of the proposed changes, Troy Churton can see the reason for change, and the position regarding statutory managers came up for discussion again. The age for entry is also a concern with 70+ being introduced discretely.

Our guest speaker Nigel Mathews was then introduced and explained his position and responsibilities and the reason for his involvement.

Members were thanked for their ongoing support and attendance and the meeting closed at 3.10 pm

Mike O'Boyle
Chairman