

Willsmere Owners forum, 6th March 2019, 7.30pm, Willsmere Library

CoM members present:

Nathan Alexander, Marcia Luke, Andrew Barrington, Angela Pedersoli, Andrew Brydon, Marcus Benson

Facility Manager: Jay Murray, Property Manager: Kristen Riddell

-Welcome to the last forum of this year's committee. Reminder to be respectful of all speakers and neighbours.

#### **-Main Drive update**

70 responses so far to the survey as to whether we should continue to investigate cost and feasibility of joining Willsmere to Main Dr. Approx. 75% of responses at this time are for the continuation of investigation and 25% against.

Some survey comments were read to attendees.

#### **-Gardens update**

New gardeners and mowers have started on the first week of March. Tim the mower, who used to mow Willsmere, will mow between 21 & 26 times per year depending on need. Tim the Gardener will be here Monday to Thursday with 1 extra person to help on Thursdays.

#### **-Intercom update**

Panel has been installed at gate 6. Final touches will be done in the following days to have the system up and running at the main entrance, gate 1 and gate 6. Information shall be sent out on how to activate the system. Please ensure you have provided your phone numbers to the on line portal. Jay will run a live demonstration, info to follow, and is happy to help one on one as well.

#### **-Gate update**

Gate 4 received its new motor but the old board was not compatible with new motor so that should arrive shortly and will be subsequently installed.

#### **-Photo competition**

Will be starting soon. Residents can submit photos to the Willsmere.net website, which will then be voted on by the community. Winning photographs will be placed in the foyer and the library.

#### **-Rules**

The Willsmere Rules cannot change without a special Resolution. It was emphasised that no new rules were introduced, just a softer way to interpret the existing rules where possible.

Please use the application form if you disagree with the breach or would like to apply for special consideration. For consistency anything that is against the rules will be issued a breach but consideration can be given to individual circumstances.

There are issues of legal responsibility that must be adhered to as well. Such as insurance, fire and ambulance response access and heritage structure preservation.

Requests from the floor for a more personalised approach. This was noted by the FM and PM.

Questions were raised as to why a lot owner would need to apply for permission to renovate within their property or on private property. Due to structural and heritage considerations all work internally needs to be approved to ensure preservation of heritage structures and cover structural safety and to ensure insurance and registration details of the work performed in case required in the future. External changes need to be applied for to ensure changes do not affect neighbouring properties. It was noted that this has always been the case in the Willsmere rules and regulation.

#### **-Pool update**

Pool is down to 3 filters from 6, the other 3 have broken pipes that are not able to be cleared by the plumber without digging them up as they are crushed. There are leaks that are causing considerable loss of water sometimes causing shut off of the filters in extreme cases and requiring daily topping up of water which in turn is causing increases in chemical costs.

Previous quotes were obtained to repair/replace above ground items only, pool coping, concrete surrounds, pool painting, repair of canopy and replacement of guttering, repair of fence. Priced at Approx \$320,000.

It was agreed to perform further investigation work for opportunities to repair current pool and to obtain an approximate price on replacement of existing facilities to aid in decision making.

As the weather gets colder it may be necessary to close and drain the pool to allow greater investigation.

#### **-Bus**

VCAT ruling was that the special resolution that occurred that resulted in the current bus service was not worded correctly and that we are to cease the bus service at the earliest possible time according to the contract. New evidence has been found further supporting the 18th of April 2019 end date, hence the current bus contract will end on this date.

To assist in improving the clarity of this date being the end date we will take up the offer of VCAT for them to rule on when that date is. A Special Resolution to "start" a bus service will be conducted as soon as possible to reduce inconvenience as much as possible.

#### **-General Comments**

The speed at which some cars travel between gates 1 & 6 was raised as a concern and noted by the committee.

The Committee would like to thank all that attended.