



In the heart of Gulf Harbour

Shangri La Gardens

SHANGRI-LA GARDENS RESIDENTS ASSOCIATION INC.

Chairman's Report Jun15-July16

Presented at AGM 15 October 2017

to be read in conjunction with attached Financial Statements

This report syncs to our financial year 1Aug-31July.

Welcome and Thank You

Thank you everyone for making the effort to turn out to today's Working Bee and AGM. Your volunteer Committee members pick up a lot of maintenance issues throughout the year but we simply can't kick the 'summer season' off without a concerted communal effort from the whole neighbourhood.

We have spent the morning staining, mending, and cleaning – so now we can spend the afternoon BBQing, chatting and drinking – sounds good to me. I believe the Working Bee is a great way to meet new neighbours and strengthen community spirit. I also believe that 'pitching in' gives our children a sense of ownership and responsibility. However, this doesn't have to be the only social occasion in the year – feel free to step up anyone that wants to get a social committee together!

Key points last year

1. Communication and organization.
We found that information and experience was lost as people were replaced on the Committee so we have formalized a cloud-based centre that can store and share information the future committees. Part of this (and the only noticeable aspect for most people) is the move away from printed newsletters and towards electronic communication. Please remember to update us if you change email address.
2. Delay of the swimming pool renovation.
Last year we tried to maximize pool use during the summer but a weather bomb hit at the end of the season, raised the water table, and we missed the boat. We have now bored holes to measure the water table and will be closing the pool at the height of the summer for 2 weeks to ensure it gets done. This is likely to be late Jan but is weather dependent - so keep an eye on your emails.
3. Gardening project.
Half of the money budgeted for the pool was redirected into our overdue gardening project which incorporated a facelift to the Clubhouse patio area. This included the replacement of the old metal spiral stairs and the addition of planters. The planting is 75% completed with day lilies on order.
4. Tennis and basketball.
So many of the kids in the neighbourhood play basketball that it was an obvious choice to turn the tennis court into a multi-sport area. When the permanent tennis posts rusted through they were replaced by a mobile system and we also purchased the most robust of the basketball systems available recreationally. It's been a good move and has been used daily by the many young ballers in the area.

5. Maintenance planning

Our communal assets are nearing 25 years old and approaching the end of their life span which means we have entered a heavy expenditure phase.

This table is fluid but gives you an idea of what is ahead of us:

| Item | Est. Lifespan | Ball park | Pencilled for |
|------------------------------------|---------------|-------------------|---------------|
| Swimming pool replaster/tile | 1 year | \$ 33,000 | Jan/Feb 2018 |
| Clubhouse painting (every 5 years) | 2 years | \$ 8,000 | 2020 |
| Pool solar heating | 2 years | \$ 12,000 | 2020 |
| Shades | 2 years | \$ 6,000 | 2020 |
| Playground | 3 years | \$ 36,000 | 2021 |
| Clubhouse painting (every 5 years) | 7 years | \$ 9,000 | 2025 |
| Tennis court (strip/resurface) | 8 years | \$ 30,000 | 2026 |
| Tennis fencing | 8 years | \$ 30,000 | 2026 |
| Total | | \$ 164,000 | |

Financial outlook

Our financial position is reasonably sound:

| | |
|--------------------------|-----------------|
| Term investment | \$ 50,000 |
| Online saver | \$ 29,126 |
| Cheque | \$ 3,359 |
| Total cash assets | \$82,485 |

However, ideally we want to keep a \$50K Emergency Fund and plan our maintenance expenditure top of this which means budgeting for an annual surplus of \$15K, increasing over this heavy maintenance period.

We haven't raised the annual levy for 4 years but it is not prudent to continue and 2018 will see an increase of \$5pcm which I recommend any incoming Committee continues year on year.

Committee participation

Finally, I want to thank everyone on the 2016-17 Committee and also those who stepped in with ad hoc support throughout the year (eg. Lesley, Alysha, Graham, Grant).

It's really important we keep a strong Committee going. The alternative is paid external management which would mean:

- a) a loss of control, and
- b) a significant increase in fees.

It isn't a huge amount of work. We only meet once a month and tasks are shared. However, it is important we have a good cross section of people on board to ensure we consider various viewpoints when making our decisions.

Please consider volunteering as we'd love to have you on board.

Thank you.