



In the heart of Gulf Harbour

Shangri La Gardens

SHANGRI-LA GARDENS RESIDENTS ASSOCIATION INC.

Chairman's Report Aug17-July18

Presented at AGM 07 October 2018

to be read in conjunction with attached Financial Statements

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

Welcome and Thank You

Thank you to everyone who was a part of today's Working Bee and AGM. Although the Committee attends to maintenance throughout the year but it is always great to have a team of willing hands to help us spruce up the Clubhouse, undertake the furniture staining and generally prepare our facilities for this year's 'summer season'.

I believe we are privileged to live in a great little community and, as with most things in life, you get back what you put in – and on this note I'd like to make a request...

Committee nominees

Our Constitution states we need a Chair, Treasurer/Sec (which we've chosen to keep independent) and between 5-12 'general committee members'. I will be stepping down after 14 years at which time we will be left with the minimum number of 5. This means we'd love to welcome some new faces into our merry band.

It is not an onerous responsibility; we meet for an hour a month and the Committee's primary functions are:

1. to budget for and maintain our communal assets, and
2. to support community spirit by the adherence to our Constitution and rules. We are NOT Community Police and you will not have to get involved in specific neighbour disputes or late fee payments.

I believe it's important that a broad range of members are represented on the Committee to keep in balance the differing needs of young families, teenage families, professionals and retirees. We all have different experiences, skills and views. You WILL have something to offer so please consider stepping up and sharing our mutual responsibility to keep Shangri La Gardens the great little community that it is.

Key points last year

1. Swimming pool renovation.

Our pool renovator recommended the water table should drop to 1m below ground before the pool was drained so we bored two holes and monitored the depth throughout the summer. Disappointingly, even at the end of January's hot spell, it never dropped below 40cm. The prolonged dry spell we hoped for in February didn't eventuate and we were thwarted by the weather for a second year. We have investigated our options in view of unreliable weather and these will lay before the incoming Committee for decision and action. The good news is that the pool, whilst tired, remains perfectly serviceable and we have money in the bank to cover all likely costs.

Budgeted cost for 18-19: \$35K (incl water and likely pump hire)

2. Solar heating.
A third of the pool renovation budget was moved to cover new solar heating for the pool. The tubes of our old system running across the Clubhouse roof had been spouting small leaks for the past couple of years so it was prudent to bring this replacement forward on the maintenance schedule.
Cost: \$10,442
3. Electronic security.
We are running an obsolete system so we ran into difficulty when our main gate reader failed. Our external contractor replaced the reader but three visits later we still didn't have a working solution and were quoted between \$5-10K to put an updated system in. Thankfully we had a tenacious Committee member with electrical experience and we were able to make our own enquiries and eventually solved the problem at zero additional cost. Our thanks to Gareth Bennett for this great outcome.
Cost: \$2,718
4. Pergola Sun Shades
Our cloth sun shades, which had been patched/strengthened numerous times over the years, eventually succumbed to April's big storm event. We put in an insurance claim (\$6,300 less \$350 excess) and this money has been deposited into our account. The incoming Committee will be assessing the benefits and pricing of various fixed roof options eg. polycarbonate vs steel.
Budgeted cost for 18-19: \$10K (incl pergola painting)
5. Gardening project.
The remainder of the planting and borders was finished in what had been scoped as Phase 1 & 2 of the project.
 - Phase 1 = Clubhouse courtyard and swimming pool perimeter
 - Phase 2 = Clubhouse side and front of tennis court.
 Our gardening work will continue but this coming year has been budgeted as mainly maintenance.
6. Maintenance schedule
We continue to work to a flexible schedule that now looks like this:

Item	Life left	Ball park	Pencilled for
Shades	0	\$ 10,000	2018
Swimming pool renovation	1 year	\$ 35,000	2019
Clubhouse painting (every 6 years)	2 years	\$ 8,000	2021
Playground	4 years	\$ 36,000	2023
Tennis court (strip/resurface)	7 years	\$ 30,000	2026
Tennis fencing	7 years	\$ 30,000	2026
Total		\$ 143,000	

These are the big ticket items outside of annual running costs.

Financial outlook

Our financial outlook remains healthy. Whilst our ageing facilities need careful maintenance we are working to a schedule that has been well budgeted for. 2/3rds of the expected cost is already banked and we are on track to accrue the remaining 1/3 over the next 7 years.

Thank you to the outgoing Committee

On behalf of the whole community, I'd like to thank everyone who has worked on the 2017-18 Committee for their time and efforts this year. Some of our members have now done a long 'tour of duty' so please consider bolstering what we do and joining the team this coming year.

Tanya Bater
Chairperson 2017-18