



In the heart of Gulf Harbour

Shangri La Gardens

SHANGRI-LA GARDENS RESIDENTS ASSOCIATION INC.

Chairman's Report August 2018 – July 2019 Presented at AGM 20 October 2019

Welcome and Thank You

Thank you everyone who has been part of the Working Bee today.

This is an occasion when everyone gets together to spruce up the Clubhouse, undertake the furniture staining and generally prepare the facilities for the summer.

It is when we look around us and know we have a wonderful facility, however, there is always the upkeep to be taken care of.

Committee nominees

Our Constitution states the requirement of a Chair, Treasurer/Secretary (who is independent) and between five to twelve general committee members.

The responsibility of the committee is:-

- To budget for and maintain our communal assets
- To support community spirit by the adherence to Constitution and rules. We are not the community police and you will not get involved in specific neighbour disputes or late fee payments.

It would be great to see some of the younger families getting involved as these people will our future committee members.

Key Points

1. **Swimming Pool Renovation**
Our pool was finally refurbished this year at a cost of \$36k. Our summer was dry therefore the water tables dropped low enough for work to be completed. Funding was budgeted for so we were well covered.
2. **Pergola Sunshade**
Following the payment of the insurance claim and payment (\$6,300 less excess \$350) it was resolved that a fixed roof rather than shade cloth would be a better option. This was a success over the summer months and proved to be a more sturdy option in the windy conditions we experience from time to time.
3. **Gardening and grounds maintenance**
Guy maintains the mowing of the grounds and path edges and we have a gardener who comes in for a few hours each month to look after the gardens.

4. Maintenance Schedule

Clubhouse – the exterior was painted this year and the interior is scheduled to be painted early in the new year. The cost has been budgeted at \$7k

Tennis Court – This will be a major with the surface requiring to be stripped and resurfaced as well as the fencing to be replaced.

5. General

The committee has purchased a netball goal for the girls (and other short people). The court buzzes with the sound of the children playing at the tennis court kicking the ball around and practising their skills at the hoops.

Financial Outlook

Whilst we have a reasonably healthy bank balance, these funds need to remain in place at all times to cover any unforeseen event.

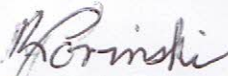
Unfortunately we have been in the space of an aging facility (25 years plus) and facilities need replacing/refurbishing. The tennis court and fencing is the last of the major expenses and for this the cost is budgeted at around \$60k to \$70k. The time frame for this to take place is in three to four years.

To cover this cost we need to commence putting funds aside and to do this the fees need to increase. An increase of \$5.00 per month to \$110 per month is to commence 1 November 2019 and has been advised to all property owners.

Thank you to the outgoing committee

On behalf of everyone I thank you all who has worked on the 2018/2019 Committee for their time and efforts this year.

And we welcome Sue Lester who has joined as our Secretary/Treasurer from June 2019.



Ray Gorinski
Chairperson 2018/2019