

VILLAGE BAXTER RESIDENTS ANNUAL GENERAL MEETING

8 ROBINSONS ROAD, FRANKSTON SOUTH VIC 3199

**Minutes of the Meeting of the Village Baxter Resident AGM
held via Zoom Meeting
on Tuesday 22nd September 2020, commencing at 10:00 am**

IN ATTENDANCE:- Kim Jackson, CEO, Stuart Shaw, General Manager, Directors: Boyne Alley, Chairperson, Ron Crosling, Barry McWha, Betty Haworth, Bryan Quinn and 32 Residents

APOLOGIES:- Marie Newton, unit 210

A slide presentation was shown to Residents discussing the financial performance of the Village for the financial year 2019/2020. The profit for the year was largely due to the revaluation of the Village.

Other official duties including formal complaints throughout the year were shown to those in attendance.

No prior notice of questions that were relevant to the AGM were received and the residents were invited to ask questions.

Q: When promoting the Village to friends how do you give assurance the Village will not be sold in the future?

A: The Company is a charity and our purpose is to provide the kinds of services that we do and as such we cannot sell unless it is sold to another like charity. We have no intention of selling the Village

Q: Loss of income from vacant units for the year was mentioned. The time taking to build new units is taking longer than expected therefore adding to the loss of income, Can this be rectified?

A: Under the restrictions placed on building activities during Covid-19, construction has been slowed down including suppliers of material etc. The progress of other units has been slowed due to wet weather and customised units requiring extra time. All units under construction are spoken for and it is pleasing to note that we are the only Village we know of who does not charge services fees to departing Residents.

Q: An article in the Village Voice stating no carpet can be laid. What does this mean?

A: Carpet manufacturers are not able to work during Covid-19 restrictions.

Q: When discussing the loss of income as 4 units are demolished they are replaced by only 2 units – this will mean a permanent loss of income.

A: Currently the Company takes up the loss, however when the Grant Centre and Croquet developments are completed, this will create an increase in income as the service fee is the same for the whole Village.

Thanks were given to all residents for the attendance at the meeting.

The meeting was closed at 10:35am