

## Home Owners Committee Update June 2025



No new residents this month.

### INFORMATION UPDATE



- The Country Club WIFI password: **ParadiseClub12!**

### AGM: 12<sup>th</sup> August 2025



Nominations and Motions have now closed. In the next week the Secretary will be sending out information in regard to the postal voting process along with the nominees for each position.

If you are not able to attend the AGM, please advise the HOC Secretary at [hocpacificparadise@gmail.com](mailto:hocpacificparadise@gmail.com). A postal vote will be placed in your mailbox accordingly.

It is disappointing that there was not more interest in becoming part of the HOC and representing fellow residents. Perhaps there will be more interest from the floor on the day if need be.

### Finale' Party: 23<sup>rd</sup> July 2025



Sadly, there has been some misinformation circulating in regard to this event and also issues with the booking system.

Let's address the issues with the bookings firstly. A number of residents could not book or had forgotten their passwords to access the bookings. Along with this, those residents who had not utilised the booking system for some time had been removed from the system. Our webmaster Graeme has now had this issue rectified and all should be well moving forward. There were just a lot of residents who don't normally utilise the booking system decided they wanted to book for this event. Thank you to Graeme and Lynn for the work done to get the best result with the information available.

Now the event itself:

- The Finale Party was always to recognise the completion of “major” construction works.
- Whilst the Park Owner is still managing and delivering smaller projects via QA Build, our Resort should not be impacted by any form of construction. This in itself is cause for celebration.
- The Finale Party is nothing like the Country Club Opening. The official Country Club Opening Event was managed and funded by the Park Owner.
- This Finale Party is an event being organised by the HOC and supported by the Park Owner through a substantial financial contribution.
- As such, this is not an official GemLife event, but the Park Owner has offered further goodwill by providing support for the event.
- The biggest challenge for the HOC, which has been a real shame to say the least, is the unfortunate but necessary inability to have each and every Homeowner in the Country Club at the one time.
- The Country Club has a capacity limit pending the style of event being hosted and changes have already been made to ensure the greatest number of Homeowners (250) can attend.
- For safety obligations, and as considered and adhered to for all events hosted in the Country Club, the HOC is unable to go above the capacity limits imposed on the Country Club facility. It is for this reason that we needed to employ a first-in-first-served scenario with regards to ticket allocations.

Should you have received confirmation of your booking from the Social Committee and now find you can't attend, could you please advise the Social committee at [gemlifeppsc@gmail.com](mailto:gemlifeppsc@gmail.com) to afford other residents the opportunity to attend.

We hope this explains some of the misinformation being circulated.

#### **Feeding Electricity back to residents from the battery system.**

There are still works taking place which is obvious. These works will be completed as soon as possible after testing of the system. So here is the update to hopefully allay concerns.

- Right now, the batteries have been turned on in test mode.
- The batteries should be up and running and available to all in July.
- The batteries will feed back to **all** residents when it is peak usage time. This should decrease your electricity usage costs by approximately 25%.

If you have any concerns in this regard, you should address them to [gemlife@prospecta-utilities.net](mailto:gemlife@prospecta-utilities.net) and phone number 1800 943 052.

#### **“Drinkies” at the Country Club**

The HOC has received information that some residents may be driving their vehicles to the Country Club on a Friday or Sunday night, having a few drinks and then driving home, quite possibly driving under the influence. A friendly but important reminder that the roads within the Resort carry the same Rules and penalties as the roads outside. It is not unusual for the Coolum Police to drive through the Resort at any time. Driving under the influence applies to all vehicles on the road. Please, if you intend to have a “few”, catch the buggy, arrange a lift, or walk home. You never know when you might get caught.

## GENERAL PARK OWNERS UPDATES

- Residents Workshop: Works have started but no completion date at this stage.
- Residents MPR handover: Some equipment has been removed. Shelving to be removed shortly. MPR Room Committee request for built in cupboards: Park Owner will investigate and assess this as the repurposing of this room continues.
- Dry Storage for Kitchen: Works to commence shortly. Forecast to be completed by the end of July.
- Installation of Servery: Works commenced. Still a works in progress. There should not be any concern as to the wooden top in place. This is to support the granite top that will be installed. It will be wider than the wooden area in place and support the needs of plates. Forecast to be completed by the end of July.
- Weather protection for Buggy: Park Owner has taken the buggy to get the weatherproof covers installed. Installation should only take about a week. Park Manager will advise when buggy returns home.
- Construction of Green Space: This project will be completed by the end of July.
- Inconsistent patches within each Lawn Bowls Rink: Park Manager has arranged for service person to attend as soon as possible. Lawn Bowls Committee have been advised.
- Repositioning of flag pole. Should happen in the next week.

Please wait till projects are finished before voicing concerns to others, as the messages can get very distorted and cause unnecessary concern.

## FRIENDLY REMINDERS



Apologies to those who do the right thing, but both the HOC and the Park Manager receive complaints on a regular basis in regard to:

- The speed at which some residents drive. This includes delivery drivers and visitors who do not see the numerous 10KM signs throughout the Resort. Please remind your guests and delivery persons when you let them in that they must obey the speed limit. This speed limit has been put in place for the safety of all residents and their guests.
- Residents and guests using the walkways. Please respect the owners of the villas on the walkway and keep the noise to a minimum.
- Use of Lanyards  
If your visitors are with you – **No Lanyard Required.**  
If your Visitors are not accompanied by you - **Lanyard Required.**  
If your visitor is planning to occupy a visitor carpark – **Lanyard Required.**
- If you see a mess on the floor or on the tables where you have been sitting, please take the time to clean up after yourself. There is a stick vacuum in the music room and wipe cloths in the kitchen. It is not up to the volunteer Bar staff to vacuum floors where crumbs etc have been left nor clean tables on your behalf. Thank you to the residents who vacuumed the floors and cleaned the tables.

## How to Register for a SMEG Demo

Leaving this one in as there are still those who have not attended the SMEG Demo. SMEG demos are conducted regularly at various resorts so that residents can learn about the functionality of their kitchen appliances.

The link to register for a SMEG demonstration is <https://www.gemlife.com.au/smegdemo> Then just complete the details on the online form and click **Submit** to register your interest. You will then receive notifications of upcoming demonstrations.

## Customer Support

From time-to-time residents may need assistance with problems in their Villas within the 12-month owners warranty period. If you need to have a particular concern rectified, please address your issues to [warranties@qabuild.com.au](mailto:warranties@qabuild.com.au)

Other concerns relating to the Resort such as your site rent, bus bookings, flash flooding, speeding vehicles etc, should be addressed to the Park Managers.

[paradise.manager@gemlife.com.au](mailto:paradise.manager@gemlife.com.au)

Electricity queries or concerns should be directed to Prospecta.

Email: [gemlife@prospecta-utilities.net](mailto:gemlife@prospecta-utilities.net) and phone number 1800 943 052.

Should you have any questions or need further information please email the HOC [hocpacificparadise@gmail.com](mailto:hocpacificparadise@gmail.com) or have a chat with any of the committee members, they are keen to assist residents in any way they can.

### YOUR HOME OWNERS COMMITTEE 2024/2025



John Harvey  
Chairperson  
Villa 104



Mary Earnshaw  
Secretary  
Villa 9



Tanneke Booth  
Treasurer  
Villa 85



Ian Nichol  
Committee Member  
Villa 131



Amanda McDowell  
Committee Member  
Villa 122



Marilyn Partridge  
Committee Member  
Villa 107



Gary Savill  
Committee Member  
Villa 27



*Mary Earnshaw*  
*HOC Secretary*  
*June 2025*