

## Home Owners Committee Update August 2025



### Villa 210

#### INFORMATION UPDATE



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

#### Your 2025/26 Home Owners Committee.

By now you will have received the Minutes of the AGM held on the 12<sup>th</sup> of August 2025. The Minutes were sent by email to all residents on the 14<sup>th</sup> of August and are now available on the website. Thank you to those residents who voted either via postal vote or in person on the day.

A very big Shout Out to our Returning Officer Dee Beath who conducted the electoral process in a professional manner in accordance with electoral office procedures and protocols and in line with the Constitution. Dee, your expertise and professional approach to the voting process is very much valued.

Your 2025/26 Committee members are:

John Harvey Chairperson, Ian Nichol Treasurer, Mary Earnshaw Secretary.

Committee Members: Tanneke Booth, Gary Savill, Ian Stitt and Margie Smith.

## **Our Beautiful Resort**

Despite some obstacles and delays, our Resort is nearly complete and yes it has been a long time coming. There has been some confusion as to who is responsible for what, so hopefully the following will help:

- We live in an over 50's Resort.
- This is not a retirement Village nor an aged care facility, therefore we, as residents within the Resort, are responsible for our own living situation. In other words, we are independent living.
- We own our Villas and are responsible for site fees and maintenance of our Villas.
- Included in the site fees are the facilities and grounds that are provided and maintained by GemLife.
- The Park Owner maintains common areas within the Resort, excluding the coffee machines in both the Pavillion and the Country Club (gifted by GemLife to the HOC) which are now the responsibility of the HOC.
- The HOC (volunteer residents) is responsible for the Bar and Kitchen Licences and the operation within those areas.
- The HOC oversees the purchases of liquor by the Bar Manager (volunteer) and is responsible for all liquor purchased on behalf of residents.
- The Social Committee (volunteers) organise all social events that are not resident initiated events. The HOC supports these events as requested if they are in the best interest of residents.
- The HOC is responsible for all relevant insurances on behalf of residents.

### Summary:

Your HOC is there to assist and direct you when you have a query and will always try and guide you in the right direction. HOC, cannot always take individual concerns to the Park Manager, that is up to you.

If you feel the issue is one that affects the majority of residents, then yes of course, the HOC is absolutely the way to go!

Your HOC's over the past 5 years have worked tirelessly on your behalf and will continue to do so if and when the issue is relevant and affects the majority of residents.

### Your 2025/26 HOC would like to thank:

- Residents for their ongoing support for each other and your elected HOC.
- The Bar Manager and her volunteers who do a wonderful job, without whom, we would not have an operational Bar.
- The volunteer Social Committee who are always searching for exciting and interesting social activities, keeping residents informed about all upcoming social event
- Ross Paine and his dedicated collectors of cans. Some of you may not know, this is how the HOC was initially able to gather funds to support new initiatives within the Resort when we did not have an income stream from the takings from the Bar and social events that we now have today.
- The Coffee machine volunteers who religiously stock and organise maintenance of both machines on behalf of all residents.
- Our resident Webmaster Graeme (Volunteer) for his ongoing work in establishing and keeping the website up to date. Your contribution is most appreciated.
- Interest groups that make our Resort what it is today. You know who you are, and we thank you for your ongoing support in your particular interest on behalf of all residents.

## GENERAL PARK OWNERS UPDATES

- Residents Workshop: Works have started but no completion date at this stage.
- Residents MPR handover: Currently plans are being prepared and quoted.
- Installation of Servery: Installed and operational. Final trim to come including kickboard.
- Construction of Green Space: Held up due to recent wet weather. Getting close to completion.
- Cleaning of Residents Driveways: Cleaning of driveways and entry to villas are residents responsibility as they form part of the portion of land on which the villa is located.
- Misuse of provided facilities: Following requests for a bin to be placed in the mailroom to allow residents to dispose of non-required mail, the Park Manager installed a bin as requested. Unfortunately, and sadly, within a week, this bin was misused as a doggie dodo disposal bin. Please respect both dog owners and non-dog owners, pick up and take your doggie dodo's home and place them in your own bin.
- Again, a reminder that if you use the GemLife provided facilities, you are responsible for making sure, after your event, that it is taken back to its original state.

## 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, 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 2025/2026



John Harvey  
Chairperson  
Villa 104



Mary Earnshaw  
Secretary  
Villa 9



Ian Nichol  
Treasurer  
Villa 131



Tanneke Booth  
Committee Member  
Villa 85



Gary Savill  
Committee Member  
Villa 27



Ian Stitt  
Committee Member  
Villa 14



Margie Smith  
Committee Member  
Villa 87



*Mary Earnshaw  
HOC Secretary  
August 2025*