

# The Links Residents Committee Inc

## Meeting Minutes

16 March 2026

4pm

### Agenda Items

#### Attendees

**Kerri McFarlane, Stuart Robinson, Jenny Graham, Frank Nunnari, Judie Darke, Greg Lawton**

#### Apologies

**Greg Carter**

#### Election of New Office Bearers

Motion to elect new members that have applied for the vacancy. The new members are Sue Elliott and Paula Chow who nominated. Under LRC Constitution clause 17(6) new members may be appointed as a Casual Member with full voting rights.

**A motion was proposed by Kerri M and seconded by Greg L that under the constitution we allow both nominees join the LRC committee as casual members with full voting rights. Motion was accepted accordingly.**

**Sue Elliott and Paula Chow then joined the meeting.**

#### Meeting Etiquette

In line with Chairperson email 23 Feb 2026, **Kerri** to highlight how meetings should be run to make them more effective

**Kerri M read out rules by which each meeting is to run which was accepted by all attending parties**

#### Receiver/CP Constructions Roles

They are to get resort up to a saleable asset in a short period of time so many operational issues may be left to the new owners whomever and whenever that may be. These issues may include gardens, lawns, management of new clubhouse, new staffing to cater for extra

works/maintenance etc as more houses are sold **Kerri/ Greg L to discuss**  
**Kerri M discussed that there are numerous issues outstanding and a lot of**

them would relate to when potential new owners would take over the estate notwithstanding a timeframe. It was acknowledged that the Receivers were here to get The Links prepared to be a saleable asset on behalf of the financier without spending too much money.

### **Matters Arising from the last minutes**

Previous minutes to be accepted

- Landscaping ideas to CP Constructions. Email response was sent by Greg L. to RM for onforwarding to CP Constructions with suggestions re Landscape Architect be appointed  
NO RESPONSE TO DATE  
**Greg L to send a follow up**
- Long Outstanding Matters spreadsheet to be updated and sent Kerri to report  
**Updated list has been prepared and has been forwarded to Resort Manager and Receivers to work through. Copy of the spreadsheet containing those matters attached to spreadsheet**
- Drone Photos without Residents being advised  
Greg L sent email no formal response to date but casual conversation with RM confirmed they have the right to do so.  
Awaiting formal response  
**to be followed up**
- Hanging wires in Indoor Pool and Duress Alarm  
Greg L sent an email. No formal response but casual conversation confirmed the wires were for cameras but privacy issues arose where they decided not to implement.  
Duress alarm not discussed and response pending  
**to be followed up for response**

### **Correspondence In/Out**

There was numerous pieces of correspondence from within the Committee and from the general resident population, some on the same theme which will be summarised as such rather than giving residents names

- Access to Gym and Outdoor pool by visitors without the need for a resident being present. **Greg L to discuss**  
**Discussed at length but it was agreed that the current position is to remain. All visitors are to be accompanied by a resident when using the facilities. Greg L to confirm the stance with RM**

- Access to Indoor Pool for Visitors **Greg L to discuss**  
it was discussed and agreed that NO visitors are to have access to the indoor pool, it is purely RESIDENTS ONLY.  
Greg L to confirm the stance with RM
- Pool Cover and its cover usage **Kerri/Sue to discuss**  
discussions were around the usage of the cover, who can use it, when it was to be used and did it cover the whole pool.  
Greg L to send email to RM  
**Update: pool cover is 6m short but supply company will arrange a fix in due course.**  
**A resident is currently in control of taking off and placing on each day with the Landscaping team putting the cover on the cover. It needs two people**
- Pool cleanliness Black Algae **Greg L/ Jenny to discuss**  
RM confirmed that they are looking at numerous options to clear it up but as yet nothing has worked.
- Green Bins Collection Points/own bin **Kerri to discuss**  
Discussion was around when they actually get collected and food waste being placed therein. Food waste should be in biodegradable bags to help cut down the potential smell.  
will the be located behind the Temp club house?
- Draw Hole Covers depth **Stuart to discuss**  
Stuart R highlighted some draw hole covers that were below ground level and should be fixed. To be added to trip hazard list
- Relocating of dog park **New owners?**  
Kerri M confirmed that the original dog park was never approved by Council and as such relocation would need to be agreed and approved. Possibly for future owner/operator to decide on
- Management of new clubhouse **New Owners**  
Possibly for future owner/operator to decide on
- Change of putting green to putt putt **New Owners**  
At this stage not high on priority list with Receivers but something possibly for. Possibly for future owner/operator to decide on
- Security of back gate what fencing? **Frank to discuss**  
Construction company aware of the issues and will need to address or for new owners
- Expense Items not purchased **Greg L to discuss**  
Resort Manager has confirmed that up until recently he did not

have a corporate credit card to use to purchase supplies etc and had to wait till Receivers agreed to payment. That has been rectified and there should not be delays in supplying general requirements for common areas.

- Construction Hours/Tradies speeding in resort/tradies parking in driveways, resident parking spots on grassed areas

**Greg L to discuss**

to be raised with RM for CP Constructions

- Crack in Tile near indoor pool **Judie to discuss**  
appears fixed

### **Discussion Points**

- Open to Floor
- **Utility Fees.** RM has requested that we do not pay them. We need to understand what is happening and if it has left our utility supply vulnerable

### **General Business**

**Next meeting 20 April 2026 @ 4 pm**