

Links Residents Committee (LRC): Minutes of meeting on 17 January 2026

Start: 3:00pm

Apologies: Greg Lawton, Judie Darke

Attendees: Kerri (Facilitator), Stewart, Jen, Frank, Greg C.

Matters arising from last meeting.

- Website Design: almost complete and demonstrated to the Social Committee who were positive about the site. Looking to roll out to the residents on Australia Day at the Temporary Club house
- Bank Accounts: information received from the Credit Union and given to Social Committee who are OK with the changes

Greg L. has followed up on ABN requirements and will arrange opening of accounts
- Emails via the Links website are in the test phase and when live will be confirmed with Social Committee

Correspondence in:

- A request to the resort manager to have a common door lock combination. i.e. 2017 for rear gate, indoor pool, temporary clubhouse, and future combination locks

ACTION: advise the Resident Manager (RM)

- Why was the rubbish collection for the red rubbish bin changed to a fortnightly cycle? Bins will be smelly especially in the summer months

ACTION: Ask RM to resume weekly red bin collection

- Request to purchase new pool noodles

ACTION: passed on to the Social Committee and approved to purchase

- Residents wish to know what the role scope / responsibilities of the RM is now the Links is under receivership

ACTION: Chairperson to speak to the receivers

- Car parking – a reminder needs to be sent about not parking on the streets & to park in the temporary designated parking areas
- Unsafe practices in the outdoor pool area – a reminder that there is no running, jumping or diving into the pool

ACTION: email to be sent to the RM to put in his weekly update

Correspondence out:

A resident has asked why some people have initiated NCAT claims and others have not been advised or included?

Response: It is not the responsibility of the LRC to be involved with NCAT claims that are on behalf of Links residents. We understand that there may be residents who have chosen to remain anonymous and lodged claims via their own avenues.

- Australia Day celebrations at the Links will be announced via email. There will be a launch and a brief demonstration of the Links residents web site given by LRC in the temporary club house prior to the commencement of activities

Once launched, we will start to call the web site by a more appropriate name: The Links Community Intranet.

- It was asked if the windows on the outside of the indoor pool, facing Royal Pines Parade, need to be sealed to the bottom.

Response from RM: The aluminium windows do not have any leaks.

- What are the emergency site contact and procedures?

Response from RM: There are no numbers or procedures available yet from SSC administrator. In case of an emergency call 000 (triple zero)

New Items for Discussion

- The Indoor Pool has mould in the Men's shower room, a stain in the spa area and paint cracking roof peak in the ceiling

ACTION: refer to RM

- A resident has asked why is the RM not invited to the Social Club and LRC Meetings?

Response: The RM is not a resident and therefore is not included in these meetings. However, in 2025 the RM attended special meetings with the LRC to discuss various matters.

- The Links Mailchimp account has now been closed as we move forward with the Links Intranet.

Thank you to John and Christine Trotman for their donation to the LRC to fund the first year of the new website. The LRC does not have an income stream and is reliant on donations to fund expenses such as software licences.

- Improv Pay, the outsourced billing processing company for our water and electricity accounts has been advised of the Links ownership changes
- The recent water rate increase was triggered by the Kempsey Shire increase
- Stuart and Frank have researched a reflective tape that can be installed under water and may be suitable for the edge at the pool steps. Stuart provided details of the 3M. marine product.

ACTION: refer this information to RM

- Roof Cleaning - If anyone is interested in arranging their roof cleaned and wants a group rate, just ask the many residents in your street that have used the outside contractor for the details
- Reg Farrell has resigned from the LRC and we thank Reg for his contribution and we wish Reg and Jill the best for their future.

This creates a vacancy on the LRC and any expression of interest can be obtained from Greg Lawton 0424 361 485

New Business & Further Questions for the RM

1. What are the roles and responsibilities of the Links gardening, maintenance, and cleaners. Can these be listed so that residents understand what is not expected of these positions?
2. Could the RM explore the option of an Ultra Voilet cleaning method for the pools?
3. Could the white fences with mould please be cleaned. The mould is generally on the south face of fences. Some fences were recently cleaned in Huntingdale Ave – when will remaining fences in the Resort be cleaned?
4. Please advise if the new hand rail in the pool has been earthed?
5. Can the pools be converted to magnesium? A resident has done some research into this – see below:

Benefits of magnesium pools:

Better water quality

- makes the water feel softer
- makes the water clearer as it binds the fine particles together
- less need for extra cleaning or backwashing and scale buildup
- reduced chemical smell
- needs less chlorine
- gentler on skin, eyes and hair - less irritation and redness

Health benefits

- relieves muscle aches, soreness and joint pain
- promotes relaxation
- improves sleep

From a sales point of view a great asset for the Links marketing as many over 55's villages have magnesium pools.

Cost: doesn't require any additional equipment

- All they need to do is add a concentrated liquid magnesium called Therapy 3. It is mixed at 5lites per 5000litres of water

- **Indoor pool:** would require 3 bottles of Therapy 3 and should only need an annual top-up. Cost \$180 for 3 bottles
- **Outdoor pool:** would require 4 bottles of Therapy 3 annually plus extra if we experience heavy rain so \$250 plus annually.

Therapy 3 is not sanitising but does help bind fine particles together to make cleaning easier. Maybe less time for staff cleaning the pool

Meeting closed at 4.20 PM

Meetings will be held the 3rd Monday of every month at 3pm

Residents are reminded to email the LRC inbox no later than 5pm on the Friday before with any agenda items they would like included in the agenda