

SANCTUARY LAKES RESORT NEWS

September 10, 2019



SNAKE SEASON IS BACK!

Melbourne snake season has started off slowly this year. Temperatures have been inconsistent and readings above 18 degrees have been uncommon. However, it won't be long before this all changes, once we have some more sunny days, snakes around Sanctuary Lakes will become active.

Snake season in Melbourne runs from September to April, when temperatures are consistently above 18 degrees.

Australian snake hibernation is different to the hibernation patterns of other animals. Their hibernation may not have a definitive end point. Snakes simply shut down for most of the really cold months and become largely inactive, but they can emerge and then retreat back into their winter shelter, at will, depending on the weather conditions.

On warm days snakes will come out to bask in the sun, usually not very far from where they spent their winter slumber. Once charged up by the sun they will be keen to feed.

During this time cats and dogs are most at risk. It is recommended that you clear out any hiding spots in your yard and keep grass low. Snakes are attracted to shelter, such as piles of rocks and timber, sheets of metal, or building materials.

Snakes are protected under the Wildlife Act 1975 and it is illegal to capture, kill or harm them.

If you find a snake on your property:

- Watch it from a safe distance and do not touch the snake;
- Safely remove any people or pets from the area where the snake is;
- If the snake is visible, a qualified professional snake catcher engaged by Wyndham City can attend and remove the snake from the residential property.

This service is free of charge to residents and can be accessed by phoning 9742 0777.



RECREATION CLUB DEVELOPMENT – INITIAL CONSULTATION PROCESS NOW CLOSED

The initial consultation period for the potential Recreation Club Development closed on Friday 6th September 2019.

We had over 300 lot owners provide their comments and feedback via email and approximately 100 people attend our Community Drop In sessions.

Please note, if you have yet to receive a response to your email, please be assured that your feedback has been included and a member of our team will respond to you shortly.

Thank you to all the lot owners who took the time to reply with their feedback and comments, we appreciate you taking part in this initial process.

As previously advised, from this initial consultation process, we will review all responses received. This will help us to determine the next step.

We look forward to providing an update soon.



NO PARKING IN LOADING ZONE

Please do not park in the loading zone at the car park. It makes it difficult for trucks to make deliveries and congests the roadway.

You can only stop in a Loading Zone if you are driving:

- A truck or a G-classified vehicle that is constructed mainly for carrying goods or loads (not a sedan, station wagon or motorbike);
- A public passenger vehicle or taxi;
- A courier or delivery vehicle permanently marked in accordance with specific regulations, and you are actually loading or delivering goods or picking up or setting down people.



9 MONTHS TO GO - HAVE YOU UPGRADED YET?

The copper telecommunications network will be switching off in June 2020. This will cause many existing Telstra/Optus phone lines to cease operation.

This means any home which has not had its alarm panel upgraded with an NBN compatible (PermaConn) communicator it will NO LONGER report to the Monitoring Station. To Upgrade contact SLR Security today.



SANCTUARY LAKES CORPORATE STRUCTURE



As you are all aware we recently wrapped up 43 Owners Corporation AGM's as well as 3 Community Drop in sessions. From these meetings it was apparent that not all owners understand how Sanctuary Lakes operates, for this reason we thought we'd take the opportunity to explain it all in detail.

Above is a flow chart which shows Sanctuary Lakes corporate structure.

So lets start at the beginning. Sanctuary Lakes is made up of the **43 Owners Corporations** and each of these Owners Corporations is an incorporated member (owner) of SLRS.

Every year around August each of these Owners Corporations has an Annual General Meeting (AGM). It is at this meeting that an **Authorised Representative** for each owners corporation is elected to represent you. The authorised representative allows residents direct access to SLRS's decision making process.

An Authorised Representative is a natural person who has been appointed to be the representative of an owners corporation (incorporated member) at the AGM. Usually these people are members of the committee however, if there is no active committee it can be a lot owner who has attended the AGM. There does not need to be an active committee for the owners corporation (incorporated member) to have an Authorised Representative.

The role of the Authorised Representative is to:

- (a) act for and on behalf of that member (owners corporation) in respect of anything done or required to be done by the member under the constitution; and
- (b) represent the member (owners corporation) at meetings (including voting); and
- (c) sign documents including proxy appointments, and circular resolutions.



SANCTUARY LAKES CORPORATE STRUCTURE

Generally SLRS invites all Authorised Representatives to two meetings per year. One meeting held in June which reviews the budget the Board has prepared. This meeting provides an opportunity for review and feedback before the Board budget approval. The other meeting held in November is the SLRS AGM where financial results are tabled, directors are elected, statutory matters are handled and any other business.

An Authorised Representative is able to put themselves forward to be a board member in accordance with the constitution of SLRS if they wish to do so. The annual remuneration of Directors is as follows: Chair \$5,568.18, Vice Chair \$4,459.95 remaining Board members \$3,351.72.

SLRS must have at least three and no more than nine Directors at any time.

The directors include a Chair and Vice-Chair. The holders of such offices in the company are elected from the directors amongst themselves, and together with the Chief Executive Officer will constitute the executive committee of the company.

The Directors are responsible for managing and directing the activities of the company to achieve the following purposes:

- To enforce, for and on behalf of each owners corporation member, the respective owners corporation rules of that member;
- To undertake all management and administration functions for and on behalf of each member, including without limitation the collection of all owners corporation fees due and payable to each member;
- To provide the owners corporation operations for which each member, as an owners corporation, would otherwise be responsible, in a manner beneficial to the Sanctuary Lakes Resort Development and in accordance with any applicable legislation, rules and standards agreed upon by the company and the members;
- To assume the role of the principal owners corporation in a layered scheme and so provide consistency with fees, benefits and rules across all members which are owners corporations;
- To manage, and maintain in good working order, any and all assets obtained by the company and held for the benefit of members, including the common property; and
- To do all other things and exercise all powers, rights and privileges as a natural person may do or exercise, for the purpose of furthering the above objects.

Trent Curwood is the Chief Executive Officer (CEO). The CEO is responsible for ensuring the direction given by the Directors is carried out. Trent has the overall responsibility for managing the operations of the organisation and reporting regularly to the Board about any actual or potentially major risks or events that may have an effect on the operations or organisation, as well as providing status updates on projects, events and tasks.

That about wraps up how the corporate structure of Sanctuary Lakes works, if you have any additional queries in regard to this please feel free to contact us at any time.



CHRISTMAS AT THE LAKES - SAVE THE DATE

Its almost that time of year again!

Don't forget to mark it in your calendar Christmas at the Lakes 2019 - Saturday 7th December 3pm - 10:30pm.

Festivities in 2019 will include:

- Christmas Carols, bands, solo performances, other stage productions (from local talent).
- Carnival rides catering to all ages.
- A wide variety of food, drink and ice cream vendors.
- Sausage sizzles and BBQ's.
- Face painting and other children's activities, including animal farm.
- Fireworks finale.
- Special appearance by the Point Cook CFA fire truck and Santa.

As you would appreciate, the production costs of this event run into the tens of thousands of dollars and without the

generous support of the business community it simply would not proceed. As such the Christmas at the Lakes committee are currently seeking support with additional sponsors.

Your participation would be warmly appreciated with the benefits to you measured in the substantial exposure generated before, during and after the event. Sponsorship packages vary depending on what level of exposure you are looking to achieve. In previous years, companies have donated between \$1,000 and \$10,000.

Sponsor logos are prominently displayed on advertising material, including flyers and advertising boards. We also list all sponsors on our Website and Facebook page. Banners are also erected in front of the stage or in other high exposure locations around the grounds displaying sponsor logos. In addition, sponsors are promoted from the stage during the day. You will be able to install a stand or marquee and promote your business as well if required.

If you are interested in becoming a sponsor for Christmas at the Lakes 2019 please contact Anne Randall Marketing Coordinator on 0409 542 484 or visit their website <https://www.christmasatthelakes.org.au/>





2020 ANNUAL SANCTUARY LAKES CALENDAR

We are in the process of creating the annual Sanctuary Lakes calendar.

This year we're hoping to fill the calendar with resident photos, so we are on the lookout for your best photos of our beautiful estate.

If you are interested in possibly having your photo showcased in our annual calendar please email your entry to communications@sanctuarylakes.com.au by 19th October 2019.

- Images must be taken within Sanctuary Lakes.
- When sending through your image/s you are agreeing to have your photo published in the calendar.
- Images will be printed with full photo credit.
- We will be choosing the best 14 resident photos.

Happy Snapping – we look forward to receiving your entries.



Photo: Marc Seow



Photo: uktomelbourne2018 (insta)

DID YOU KNOW?

Did you know that we have a wind sensor attached to the lake fountain?

The sensor is set for 22km/h, once the wind speed reaches 22km/h the fountain has an automatic cut off function. We do this to try and stop overspray hitting the homes at Beachcomber Place, Broadbeach Circuit as well as the vehicles parked in the car park.

If you notice the fountain not working and wind speed up, this is why.



LAKE FOUNTAIN

Wind sensor set at 22km/h





Lake Pipe Repair

Last week we had a contractor onsite repairing one of the two leaks we have in the main lake pipe. This pipe pumps water into the lake from storage ponds.

Works were completed last Tuesday, with the second leak to be repaired at a later date.



Boulevard Irrigation Installation

Over the month of August the irrigation team installed an extra 1km of drip line to the garden beds on the Boulevard.



Deep Water Harvester

The survey of the FX7 (Deepwater Harvester) is now complete, it was craned back into the water on Friday.



Infill Planting Regatta Beach Walkway

As follow up from the 13th August newsletter, our RM team have now planted out New Zealand Christmas Bush to fill in the gaps in the hedging along the Regatta Beach walkway. It won't take long for these to knit together and complete the existing hedge.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



Seabrook Community Centre, 15 Truganina Avenue, is a short walk from Sanctuary Lakes via Scenic Drive then Augusta Walk or the walkthrough in Tournament Drive.

Spring Into Life is coming up again in September with free events across Hobsons Bay at community centres and libraries.

As part of the events, the Seabrook community centre is hosting two free sessions:

Fitness in the Park on Tuesday 1 October at 9.30 am followed by morning tea. A personal trainer will take the group through the use of the new fitness stations in Homestead Run.



Gentle Exercise for Seniors is on Tuesday 8 October from 9.30am followed by morning tea. Suitable for anyone 55 plus or those returning to exercise after injury or illness. An experienced group trainer will cover seated and standing exercises in a small group setting.



Limited places, so please register on 9932 3010 or at the front office if you wish to attend and spread the word to anyone you think may be interested.

