



BREAKFAST P O I N T E R

October 2023

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Photo by Janet Nordon

General Manager Report

Dear Residents,

Welcome to the October edition of the Breakfast Pointer and welcome to Spring! It has been lovely to see the gardens waking up from winter - a spectacular time of the year here in Breakfast Point.

Green Options has entered Breakfast Point into the National Landscape Excellence Awards that are run by The Landscape Association. The Landscape Excellence Awards are a significant opportunity for the industry to showcase their outstanding levels of complexity, quality of workmanship, management prowess, innovation, and creativity to the wider community. Judging is currently underway - fingers crossed that our entry is successful.

The end of financial year has wrapped up at the end of August, and overall, I am happy with the end result. Last year the team has seen significant improvements in income generation for the community through the café, hire of facilities and other means compared to 21/22 FY. There has been

some significant capital works delivery and also investment in the gardens. The Community Association AGM will be held at the Country Club on Monday 20th November at 6pm. The AGM will also be live streamed, and the streaming link will be available and distributed via CA reps in the weeks prior.

Also, the end of August, I passed my 2-year milestone of joining the Breakfast Point team. I feel like there has been a lot achieved over this time, and at times I feel like that I have been here much longer than 2 years. I have been asked if I am happy with what I have delivered so far. Short answer is yes, however I feel that I haven't achieved all that I had planned. I have many projects that I have set aside to deal with other priorities and being a bit of a perfectionist and a 'doer', I always have a list a mile long and not enough time!!

Highlights for me over the last 2 years have been several things - developing and implementing the Strategic Plan, implementing policies and procedures,

and gaining a good understanding of the Country Club and defining its purpose for the Community whilst trying to deliver the level of service that is expected. Most of all I am enjoying the community and hopefully doing things to help maintain and build on the reasons why you all choose to live in Breakfast Point.

Look out for upcoming events - Trick or Treat Halloween Trail, Cinemas Under the Stars on the Village Green, and the Melbourne Cup function at the Country Club. More information can be found in this edition of the Pointer or on Facebook and Instagram.

Until next month, enjoy the warmer weather and stay safe.

Kim Radford,
General Manager



CONTACT INFORMATION Website www.breakfastpoint.info | **Country Club** 8765 6900 | **Bayview Bar & Dining** 8765 6900
Executive Assistance Nick.Stephenson@bright-duggan.com.au | **Emergency: BNP Security** 8765 8777 | **Burwood Police** 9745 8499
Rangers Canada Bay Council 9911 6555 | **Concord Fire Brigade** 9763 1648 | **000** for other emergencies

CHECK OUT
OUR WEBSITE



FACEBOOK:
COMMUNITY
ASSOCIATION

ASSOCIATION COMMITTEE ROUND UP

Lap Pool

As you may know the Lap Pool renovation has been going since May. Many people have asked why it has taken so long. The renovation of the pool is more than just the removal of the old paint and tiles and a new paint. The pool is over 16 years old, so pressure testing was conducted of the pipework and the pools earthing also checked. The expansion joint was also removed and replaced. The pool coping tiles have also been removed and will be replaced, as has the pool lighting.

The pool was inspected for cracking and the pool render checked. Areas were found to be drummy, cracked and in some areas the render had become powdery. As a result, areas of render were removed, replaced, and the whole pool sand blasted.

The steps were cut down to a uniform size to improve access, and on doing so large holes were found, they were holding water and had no steel reinforcement. The stairs have now been reinforced and repaired. Reinforcement was also required around the 8 skimmer boxes.

Tiling is underway and once complete, the epoxy needs a coat to be applied in 24 or 48 hour intervals over 6 consecutive coats. It then requires 2 to 3 weeks curing. Unfortunately, the delivery timeframe has extended out due to various factors, however it is important that all preparation and the work is completed as per the engineers and product manufacturers specifications to ensure longevity of the pool and that owners are getting a quality product for their levies.

The new completion date is now the 16th of November.

Dogs Off Leash

A reminder that Canada Bay rangers have authority to issue fines in Breakfast Point regarding dogs off leash. They regularly visit BP and issue fines of \$220. Breakfast Point has a Community Management Statement prohibiting Dogs Off Leash (By-Law 67) as well as adherence to the Companion Animal Act (1998).

There have been a number of incidents where residents have encountered dogs off leash and there has been a safety issue and/or an altercation with the owner. We have a lot of people who enjoy the foreshore walk and families who like to take their children to play on the Village Green so when you take your dog for an enjoyable walk, please think of others and potential risks if your dog is not on a leash.

Any resident can report incidents to Canada Bay Council on 9911 6555.

Monday Knitting Group

The Monday Knitting group are a fabulous group of people who just love to produce knitted goods that they can donate to charity and see other people benefit from their work.

They are always looking for any more wool to be able to produce these goods and appreciate any donations.

Robyn Pracey is the leader of the group and donations can be left at reception... she will regularly pick them up.

Lagoon Pool Landscaping

The Lagoon Pool Landscaping renewal works were completed in September. The works include new softfall and kwik kerb edge, steel garden edging, new bollard and up lighting, pathway extension, garden planting and mulching as well as the installation of new shade tolerant turf.



Spa Repairs

The spa has been tested for leaks, of which 3 were found in the exterior pipework. These have now been repaired and pressure tested. The missing mosaic tiles have been replaced and the spa re-grouted and lights and coping tiles replaced. A new spa heater has also been installed and will be commissioned once the spa can be filled with water.

Budget 2023-2024

The AC has been extremely busy working with the Finance Committee and Community Association representatives to prepare a final budget for the next twelve months. CA reps have been to two meetings where there have been open discussions and Q & A sessions to better inform them of the proposals and the justification.

Another meeting is planned to finalise the budget with CA reps prior to the AGM on the 20th November. The discussions have been well received and have answered many questions from Strata committees.

Aeration Works - Village Green

The Village Green has an extremely thick thatch that has resulted in poor drainage and poor grass health. It is not known if the grass has ever been scarified or aerated since it was built. The proposed aeration works will remove the thatch, aerate the soil and then the lawn will be top dressed and fertilised to improve the drainage, health and growth of the grass.

The works are planned to occur over summer (optimum time for grass growth) after the Community Christmas Carols have been held. Works will take approximately one week and will commence on the 4th of December. The grass will be scarified, vertical drain aeration and then fertilising and top dressing. As a result the oval will be sandy and look a little sparse for some time.



Granite Pathway - Lower Foreshore

The granite pathway on the lower foreshore has had renovation works with the replacement of missing or broken edging and the renewal and compaction of the granite surface. The section around the point has not been completed as the granite pathway and gardens are planned to be removed and replaced with a more suitable surface and some seating.

Congratulations Kim!

We have been lucky enough to have our General Manager, Kim Radford, celebrate her 2 year anniversary this month. Kim has worked well with the AC and has allowed us to benefit from her great work ethics, attention to detail, visionary leadership and shared vision for our community and Country Club. **Thanks Kim.**

ASSOCIATION COMMITTEE

- **Sue Campbell-Lloyd AM** Chairperson
- **Kerryanne Knox** Secretary
- **Richard Cowan** Treasurer
- **Laurie Ihnativ** Member



Interesting Story

It was in early 2007 when Ashley Quinn received a call from a friend at Macquarie Bank. They had decided they were going to form a Residential Property Fund that they would float on the stock market. Basically they wanted to buy in a range of quality off plan developments across Sydney and eventually interstate. After a couple of months of haggling, Macquarie Bank became the largest buyer in Breakfast Point history, purchasing almost 100 apartments across Chateaux, Mornington, Burgundy Hill & Observatory Hill. Then about 6 months later the GFC hit. The idea behind floating the residential property fund became impossible. To their credit they settled every apartment and then quickly on sold them all. Breakfast Point was the only development that they not only didn't lose money, but actually made a small profit.

This wasn't the only impact of the GFC. What happened was basically overnight BP's bread & butter buyer, the downsizing baby boomer who wanted a 3 bedroom apartment had disappeared from the market place. And Rose had hundreds more 3 bedders planned. Something had to change quickly to attract a younger buyer. That plan was to greatly reduce the

number of 3 bedroom apartments, increase the number of 2 bedroom and add a larger proportion of 1 bedroom properties.

This grew the existing dwelling numbers from 1865 to around 2100.

The biggest change was to the Plantations precinct. What people didn't see was the original design for this precinct, a scheme that was first envisaged during the boom times of 2003. There was to be a manmade lake in the middle, surrounded by apartments where the courtyard designs had timber decks cantilevering over the water. The construction costs were absorbent and the question was how much a buyer would pay to look over a manmade lake. In these new times it didn't stack up and scrapped for a more conventional scheme. If it was built I would have hated to see the precinct contributions to maintain a lake.

It was a plan that worked. Whilst many developers hit the wall, Breakfast Point pushed through to better times.....

Thanks Ashley for this piece!



Paint n Sip

The Paint N Sip sessions over the past few weeks have been a great success. The artists, under the artistic direction of local Breakfast Point artist, Christine Curtis, have produced some great work. The opportunity to relax with a wine and be creative as well has proved to be a success. The works of art are now hanging in many BP homes as a testament to this initiative.



Fashion Parade

Supporting Rotary Concord for Concord Hospital Parkinsons Disease Research. BUY A \$50 TICKET to attend a Fashion Parade presented by Gayles Boutique on October 21st at the Admin Block, Breakfast Point.

<https://www.ticketbo.com.au/rotary-club-of-concord/summer-styles-fashion-parade>

OR purchase at Gayle's Boutique.

20 Year Celebration

Breakfast Point Realty is celebrating their 20 year anniversary with a fabulous November Nights event on November 24th. It will be held at the Village Green and if it was anything like last year's November Night, it will be a huge success. This year's band is FABBA, a great ABBA tribute band.

As last year, a few road closures will have to occur on the night for this to happen. Please refer to diagram. And of course....there will be fireworks!!!



Saturday 4th November 2023
@ 6:30pm

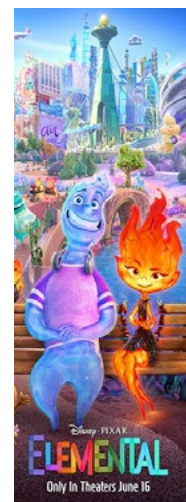
MOVIE NIGHT

On the Village Green

BYO chairs, rug and picnic dinner for a fun family night at the outdoor cinema.

Movie is rated PG and will commence at 7:30pm sharp. Popcorn, Gelato & Beverages available to purchase.

Our payment policy requires cashless payments only



TIMETABLE OF ACTIVITIES			
MONDAY			
9:45 - 10:45 AM	Zumba Gold	Community Hall	michelleklintworth@yahoo.com.au
10:00 - 12:00 PM	Monday Knitters	Country Club	rjpracy@bigpond.com
11:00 AM	Mums, Dads 'N' Bubs	Country Club	drjogamble@gmail.com
10:00 - 12:00 PM	Shedless Men's Group	Admin Building AB6&7	jeffchat@bigpond.com
11:15 AM - 12:15 PM	Just Yoga by Marion	Community Hall	justyogabymarion@outlook.com
TUESDAY			
8:00 - 11:00 AM	Social Tennis	Country Club	majrodda@bigpond.net.au
9:00 - 9:50 AM	Mat Pilates	Community Hall	mortlake@fitnesslocal.com.au
10:00 - 12:00 PM	Women for Wellness	Country Club	Anne Vitocco - 0423 709 412
10:30 AM	Scrabble	Country Club	lizzie.cain1234@gmail.com
2:00 - 4:00 PM	Tuesday Knitters	Country Club	griffin.janet100@gmail.com
WEDNESDAY			
7:00 - 7:45 AM	Group Boxing Fitness	Village Green	call Mandy on 0419 135 439
9:30 - 10:30 AM	Active Seniors	Community Hall	mortlake@fitnesslocal.com.au
6:30 - 7:30 PM	Just Yoga by Marion	Community Hall	justyogabymarion@outlook.com
FRIDAY			
7:00 - 7:45 AM	Group Boxing Fitness	Village Green	call Mandy on 0419 135 439
9:30 - 11:30 AM	Ukulele	AB6&7 / Silkstone Park	rpbonello@gmail.com
9:45 - 10:45 AM	Zumba Gold	Community Hall	michelleklintworth@yahoo.com.au

Please note Aqua Aerobics will recommence on Mondays, Wednesdays and Fridays at 8 am - 9 am as soon as the lap pool is operational. Our usual instructor, Garry Chamberlain is keen to get started again. For more information, contact Garry on 0410 544 399.

HALLOWEEN TRICK OR TREAT

31st of October 2023

Trail runs between 4:00pm - 5:30pm
Visit the Country Club to collect your trail map to go trick or treating in Breakfast Point.

Dress up to get a trick or treat.

Finish with a delicious sausage sizzle at the BBQ area.

Children must be accompanied by an adult.

What is Happening at The Bayview Bar & Dining?

New Menus

The **new dinner menu** has arrived and is in full force along with our **new selection of wines**. Come join us for a glass or two!

We've also unveiled our **new cocktail menu** and, for those wishing to have something fancy but non-alcoholic, we have a selection of mocktails available!

Chef Shane's **new lunch menu** will be commencing in mid-October. There will be new items, but some of the members' favourites will remain on the menu.



Friday Night Live Music Line Up

@the Country Club from 6pm

- 6-Oct **Sophie & Nate** - Guitar & Vocals
- 13-Oct **Cam Atkins** - Guitarist
- 20-Oct **Sarah Parkin** - Guitar and Vocals
- 27-Oct **Citizen of the World** - Come and dance the night away with the band!
- 3-Nov **Phil Moore** - Spanish Guitarist

New Happy Hour

Happy Hour is now from 6pm-7pm on Thursday and Friday nights.

► Estrella Schooner: \$5.50

► Bottled Beers: \$3 Off

Also discounted pricing on all our Tier 1 House Wines



Country Club Early Opening Café

Don't forget that the café is open on weekends for breakfast from 7.30 am. We have a lot of early birds in Breakfast Point and now that we have daylight saving, pop into the club and have an early morning nutritious breakfast.

Introducing... Brian Candrick

He's a self-described service agent with decades in the face-to-face environment. Given the gift of the gab, he enjoys getting to know our members. Out of work he enjoys a good game of billiards, horse racing and the ocean (which helps because he's built like a surfboard!!)



Dish of the Month

Inspired by Octoberfest...

October Schnitzels

Plain - 250g Schnitzel/Chips/Salad: \$24

Parmie - Topped with Ham/Napolitana Sauce/Mozzarella: \$27

Aussie - Topped with Caramelized Onion/Bacon/Egg/Mozzarella/BBQ Sauce: \$29

Mediterranean - Topped with Roast Capsicum/Tomato/Basil/Olives/Feta: \$27

All served with Mushroom Sauce

Cocktail of the Month

Black Forest Royale - \$15

Cherry Gin, Crème De Cacao, and Prosecco

BREAKFAST POINT COUNTRY CLUB MELBOURNE CUP LUNCH

Tuesday 7th November 2023 • 12 to 5pm

MC Nathan Cassar • \$75

A glass of bubbles on arrival.

Prizes for best dressed.

Bring your cash for sweepstakes.

MENU

Olive and rosemary ciabatta/butter

ENTREES (Alternate serve)

Chilled prawn/avocado/red peppers/nasturtium/balsamic pearls

or

Cured salmon/beetroot/caperberries/sorrel/creme fraiche

Vegetarian Option

Avocado salad/beetroot/caperberries/romesco/citrus/sorrel

MAINS (Alternate serve)

Lamb rack/ratatouille/sweet potato/sheep's yoghurt/thyme jus

or

Crisp chicken/baked desiree/swiss brown/asparagus/pancetta/quail egg

Vegetarian Option

Baked desiree/butternut/ratatouille/swiss brown/asparagus/bearnaise

DESSERT

Cakes can be purchased on the day available from cake display

BOOKINGS AND PREPAYMENT ESSENTIAL. DIETARY REQUIREMENTS TO BE ADVISED AT TIME OF BOOKING.

CALL RECEPTION ON 8765 6900

For professional advice for all things property, contact our team at Breakfast Point Realty

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