

## **President's Report for 2019 YVAC AGM**

The fourth and final stage of the refurbishment was completed some weeks ago and the seven rooms with the new ensuites were ready for occupation, but just prior to completion it was discovered that there were further issues with the fire safety code in the roof space above Horton House particularly above the kitchen. Considerable work is being carried out to comply with the code at an additional cost of about \$54,000.

This work delayed the issue of the final occupation certificate and Lyn asked for an interim occupation certificate which was eventually given on 15 October. Compliance with the fire safety code has caused considerable delay and cost, but this is not unexpected when dealing with what is now a relatively old building in an industry where the safety of the occupants is paramount.

Hopefully the additional work will be completed shortly, but come what may, the opening of the new wing and the new link will take place on Saturday 30 November 2019. It will start at 2pm and will be followed by afternoon tea and possibly some champagne or other alcoholic beverage to christen the new buildings.

I am pleased to announce that the new wing will be named the "Clarke Wing" to acknowledge the involvement and generosity of Don, Amy and Ron Clarke. Their financial contribution has greatly assisted YVAC to provide an aged care facility that is second to none and for that the Yass Valley Community should be very grateful.

Part of the refurbishment was the building of a link from the main lounge to the existing link shortening the distance for staff and residents between Horton House and the lift and bypassing the kitchen. I am also pleased to announce that the new link will be known as the "Parker Link" as a tribute to Tony Parker for his tireless work and effort since the very beginning of Horton House. He has greatly contributed to the success and standing of our organisation in the Yass Valley Community.

All facilities in the aged care industry are operating under increased public and government scrutiny and this is fine because we want the best for our residents and also our staff but this comes at a significant cost and it becomes very difficult when the Department is continually trying to reduce funding to the industry.

Our Auditor, Simon Byrne of Kothes, passed the comment that all participants in the industry are struggling at the present time and we need to be speaking to our Federal Member.

The financial statements again show a deficit, which is considerably larger than last year although there is a small cash flow surplus. A loss was not unexpected as for most of the year we were down 4 rooms. A room generates about \$60,000 per year of revenue but operating costs remain the same. Note that wages increased by nearly \$170,000 over the

previous year. Thankfully there should be some improvement with all rooms now available for occupation.

I thank Katie Walker and the Foundation for their continued support. Without that support it would have being very difficult to undertake the refurbishment.

My heartfelt thanks to Lyn and all her staff for the fantastic job they do for the residents. It has not being an easy year for Lyn, coping with the refurbishment, unannounced audits, withdrawal of funding, etc, etc. She has being a real stalwart and is to be congratulated for her efforts.

I would also like to thank all the members of the Board for their commitment to the organisation, in particular Tony Reeves, who convenes the Personnel and Remuneration Committee and Melina Waters, who convenes the Audit and Risk committee.

I note that Mark Gibbs is retiring as a director after many years on the Board and I thank Mark for all that he has done for the organisation.

Michael Walker

President