



SANDY BAY PARK RESIDENTS ASSOCIATION  
(sandybayparkra@gmail.com)

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MINUTES OF SBPRA MEETING

22<sup>nd</sup> July 2025 7pm

ATTENDEES: Emmett Larner ( Chair), Linda Shillabeer (Vice Chair) Tracey Wakeling (Secretary)

MEMBERS: Nora Holman, Andrew Gentry, David Atlee, Belle Robinson, Julie Crudgington

ASSOCIATE MEMBERS: Graeme Cordell

APOLOGIES: Jan Tormey (Treasurer), Kelvin Dimond

EL welcomed everyone to the meeting and thanked them for attending.

EL stated that the Agenda for the evening would follow the format of the meeting held on the previous day with Tracy Clark (General Manager) and Catheryn Llewellyn (Restaurant and Bar Manager).

ANPR: EL explained that TC stated that she was waiting for all fobs to be collected before the barriers go live. LS suggested that the fobs be made available in the bar from tomorrow am, so that residents who work etc could collect them out of office hours. NB spoke to TC, they have decided to keep fobs in office till Friday as quite a few folks have collected today. Residents would be advised if Fobs are moved to the bar area

TC confirmed that once the barriers were up and running the Herras Fencing at JKD would be taken away. Eventually the 'security' hut at JKD/Mermaid Way would be removed as would the electronic gates.

Facilities: It was explained that TC had stated that the re draw was still with Andy Shuttler, for review. The RA stated that this is taking far longer than we had all hoped, It was agreed that as soon as TC had any news what so ever, it would be shared with the Residents. It was hoped that the CGI's would be available for viewing soon. It was agreed by committee members that this is dragging on and that the RA are pushing for a plan as soon as is possible.

There was discussion over how long the planning process, once plans are received at the Local Authority, might take. AG explained that the Statutory time line is 13 weeks, not two or three years as some rumors are suggesting,

TW asked TC if there might be an ATM in the new facilities, TC said that this could be looked at, but that unless an independent bank were to be involved, there would be a withdrawal charge.



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LS asked if there may be a 'cash back' facility. TC said that this would be looked into.

TC asked the group of their opinion on a cash less bar. It was agreed that this would not be a good idea, that this would cause some consternation to the residents and that it would be better to allow folks to decide how they pay. TC said that she would feed this back to Andy Shuttler. The Committee as a whole agreed that a cashless bar/restaurant would not be a good idea. And that residents should be able to decide. The committee will ensure that this is on the Agenda for the next meeting with TC.

NH stated that there had been an ATM in the bar years ago that was not well used, but that the demographics of the site had changed considerably and so, this may well be a good idea.

Wrist bands: EL explained that TC had confirmed that the wrist bands would be delivered at latest by 4<sup>th</sup> August, although school holidays would have started, the bands would be ready early on in the holiday period. TC stated that the Pool staff would distribute the bands as and when folks went to the pool, and a record of those homes that had taken bands would be kept.

**NB: the bands have now arrived, the Pool staff will distribute them and hold a record of who has collected them. It is one band per resident, and 4 guests per household. This rule of 4 guests has been in place for at least 4 years at the park.**

LS explained that CL suggested that there would be a signing in book in the bar for visitors to fill in. also that it might be an idea for the wrist bands to be used in the bar. Once the decision has been made Residents will be notified.

Traffic Calming: EL stated that Andy Shuttler is yet to feedback on the proposals put forward, TC would chase this again. TC did suggest that traffic calming signage would not stop speeding cars/vans, and that as well as signage, residents and visitors should ensure that they stick to the park rules.

Discussion at the Committee Meeting took place over this and the fact that residents are now taking number plate details it was agreed that this is an uncomfortable situation for residents, it was agreed that residents old and new as well as visitors and deliveries were all guilty of speeding ( not all obviously!) one Resident had witnessed up to 9 vehicles speeding past their home, not a 10 mile an hour speed, but far higher It was agreed that we the Committee can only stress to all that the speed limit should be obeyed.

The point of road signage was raised at committee meeting. EL explained that TC said that this would be dealt with once Seagull, Cliff and Island were complete.



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Flooding in some roads: EL explained that TC confirmed that quotes to rectify this problem had been sought and she would confirm to those affected as to when work would commence.

Gardening: TW had raised with TC the fact there a number of flower beds were still full of weeds, LS also mentioned the grasses planted in some beds, these are ugly, and shed, causing debris across the beds. TC confirmed that she would chase this up. At the committee meeting AG confirmed that the flower beds near to him were a disgrace as did DA regarding areas close to his home.

Road Sweeper/Gully Cleaner: Complaints had been received and were raised with TC regarding both items. TC had confirmed that the road sweeper is on site every two weeks. TW raised the point that the Gully Cleaner has not been on site for some time. TC confirmed he comes once a year in February. TW stated that certainly on Phase 1 the drains were full of debris and smelt. TC said that she would look into this, and come back to us. At the committee meeting it was discussed at length, as some drains have no water, but a lot of debris. This will be raised again with TC.

Perimeter gates/fob: It was explained to the committee that TC confirmed that they fob we already have will be used for the foreseeable future, but that she was looking into all of the access/egress to site being on the same fob. Discussion took place that this was a good idea, as there would then only be one fob for all access/egress.

TW said she had stated to TC that a lockable gate at Thorney Bay next to the barrier would stop folks wandering on to the site, possibly because they did not realise that it was a closed park. TC has confirmed that she is speaking with the Property dept regarding a lockable gate at the Thorney Bay Barrier, this would be opened with the new fob. TC will update on this.

### Entertainment:

LS explained to the group that CL/LS are working on a new entertainment list, This will be circulated once complete. In the meantime CL shared some of the new items.

Meat Raffle, this will start on Sunday 27<sup>th</sup> July, tickets available now in the bar.

Pop up market in rear carpark at the bar, this would happen once per month on a Saturday, the first market is proposed for 2<sup>nd</sup> August, Stall holders will not pay a fee, but would gift a raffle



prize towards the Charity drive. Stalls proposed are fruit and veg, clothes, crafts etc. suggestions welcome from residents. Update from CL to follow.

LS explained that CL had suggested that the Quiz may start earlier, enabling it to finish earlier and so allow non quiz folk to enjoy the bar once the quiz was over. Debate took place over the point of folks coming out late in the evening to use the bar after the quiz was complete. The committee agreed that this would not happen for a while, and so at this stage the quiz stays when it is.

CL had stated that Residents/visitors would now not be allowed to bring in their own food or drink to the quiz or to Bingo. TW stated that the crisps that the bar offered were a waste and not worth having. CL suggested that she would provide cheese and biscuits for the quiz. **NB since then we have seen that this has also been provided at Tuesday Bingo**

CL had also mentioned that there was not now a telephone in the bar, only one in the office, and so bar staff would not be answering the telephone, however there is an answer machine.

**Cake Making Competition:** CL suggested a cake making competition, this would be anonymous but that each cake maker would also make cupcakes to be cut up for people to sample. This is proposed for the 2<sup>nd</sup> August to tie in with the market. 10.00am to 1.00pm. Judges would be picked on the day. The winner would then have the opportunity of making cakes (costs etc covered) to be sold in the bar during the week.

**Booking events:** There are now booking sheets in the bar, for those that want to book private events at the time of booking there would be a £5 per person deposit. This can be paid in cash or by card.

**Live Aid Fancy Dress Winners:** TC and CL have chosen the winners, they will be contacting those and letting the park know the winners.

**Wild Wild West evening:** 9<sup>th</sup> August, there will be a Wild Wild West event Fancy dress encouraged the kitchen will be open during the evening for this event.

**Spiritual Evening:** Date to be confirmed, £10pp cash only booking for a table. Date to be confirmed

**Ghost Encounters:** for those that are intrigued about all things ghostly, speakers will be in the bar explaining how the apparatus works and will provide stories of their encounters.

CL suggested a dog friendly table near to the door of the bar. It would be a 2 dog only arrangement, ..... the RA were asked to comment on this. Those attending the meeting with TC and those at the committee meeting thought that this was not a great idea, The bar area is



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small, the table would only accommodate two dogs ( so a first come first served basis) and it would be by the access to the bar. All agreed that perhaps when we have larger facilities, a dog friendly area may be appropriate but not now.

LS stated that there have been incidents of bad language and aggressive behavior in the bar, CL will look at CCTV in the bar and address this asap.

Menu: CL confirmed that the menu will be expanded with more specials, there would also be half portions available, smaller ( 1 patty) burgers and smaller omelets at reduced prices. CL also confirmed that various salads would be available.

CL confirmed that 2 new bar cleaners start this week, the question of why the toilet rolls were not in their dispensers was raised. The reply was that the keys for the dispensers had gone missing, but that CL had ordered new dispensers.

CL confirmed that crayons and coloring items would be available for children

EL raised the point of some of the emails we have received regarding complaints from residents

TC confirmed the following:

Sun Communities own Sandy Bay

Holly King and is a director of a totally different company with a similar name, however Sandy Bay, where we live is still actually registered as Thorney Bay, and so NOT the same company

Yes this is still an over 50's site, however, some people may have relatives staying with them for a week or so If folks have concerns that this is being abused they need to make the exact address known to TC. The committee members were not aware of any issues with 'younger' people living on the park, but suggested that if members do, they must raise it.

Flooding/surface water to some roads: TC confirmed she is in contact with those affected and that quotes have been sought. A number of the committee members were aware of the homes concerned and had also been speaking to the residents.

Security: TC was clear that this is a matter for her and the people concerned, EL had said that there were rumors going around the park and that residents were concerned. TC confirmed that there would be Security people on site as well as the ANPR. EL has encouraged Committee members NOT to discuss rumors with anyone on the park.

Mermaid Way lights: TC confirmed that she is looking into temporary lights and will be back to us. At the same time she is also looking at the new roads with lights on one side only.



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Warranties: Royale Life had an agreement with prestige that the warranties started as soon as RL had purchased the unit. However, Sun Communities now have a contract that means the warranty starts as each resident purchases their home, those affected by the first contract (above) will benefit from Sun Communities providing one years warranty.

AOB:

JT had raised that she has been made aware of some new residents who do not have friends as yet on the park. It is suggested that on 30<sup>th</sup> July at 10.00 a number of committee members are in the bar to welcome residents old and new for a coffee/tea and a chat. This will be shared on the WA groups and emailed to members.

AGM: This years AGM will take place at The Paddocks on 16<sup>th</sup> October. It will be an evening event, starting approx. 7pm However, exact times and hall name etc will be given out to all once the renewals/new members information is added to the data base. It was agreed at Committee that we all need to stick together, to continue to be members of the RA. There is strength in numbers!

JC raised the issue of leaves not being cleared at the back of the sales office, and also the amount of cigarette butts there. This will be raised with both TC and Ash the Sales Manager.

DA raised the delay in the Petanque court. EL said that we had had many discussions on this, both with Lee and now TC This was still being chased.