

# 2022 ANNUAL REPORT





**Rosebud West Community Hub Limited**  
Trading as  
**Seawinds Community Hub**


ABN 29 153 546 368

11a Allambi Avenue  
Capel Sound VIC 3940



E: [info@seawindscommunityhub.com.au](mailto:info@seawindscommunityhub.com.au)

W: [www.seawindscommunityhub.com.au](http://www.seawindscommunityhub.com.au)

; (03) 5982 2204

Seawinds



Community Hub



Seawinds Community Hub acknowledges and pays respect to the Boon Wurrung/Bunurong people, traditional custodians of the lands and waters where we work, volunteer and live.

# A MESSAGE FROM THE CHAIR

## Introduction

It has been a pleasure to serve as the Chairman of the Seawinds Community Hub over the last 10 months and to have the opportunity to present this report on the progress, achievements, and challenges of our Community Hub over the past year.

Most recently, our CEO Jenny Mihan decided to resign to prioritise her own health and well-being. The Board sincerely thanks Jenny for all the work she has done managing the Hub through a difficult period, including COVID, and wishes her all the very best with the next chapter of her career.

Other staff changes including our Early Learning Centre (ELC) Manager Kylie Parker, have also decided to step down. We are currently actively looking for staff to fill roles across the ELC.

The Hub will shortly have a new management team which includes some new board members. This will support our mission to launch our exciting new initiatives in 2023.

Despite the recent challenges, the Seawinds Community Hub has steadfastly committed to serving the community by providing a safe and welcoming environment.

## New Appointments

### Seawinds Community Hub CEO

We welcome Resmin Popowski to the role of CEO.

Resmin is an energetic and ambitious finance professional who has 10+ years of experience in managing multi-million-dollar budgets in the telecommunications/technology industry. Because of her passion for efficient and effective operational management, she has excelled in her roles as Program Finance Manager, Risk, and Compliance Manager, and her governance and business operations roles.

Resmin's compassionate nature and a strong sense of community service see her regularly supporting community outreach programs both locally and overseas. When she's not working or volunteering, Resmin enjoys spending time connecting with her friends and family, working on renovation and design projects, and learning new things



### Administration Officer

We also welcome Jane Webb as our Administration Officer. Jane has lived on the Peninsula for ten years, currently residing in Capel Sound with her two primary school aged children who attend Eastbourne Primary School, where she is a member of the School Council.

Jane is a hospitality and tourism professional with 25 years industry experience in administration, management, events and operations, across hotels, restaurants and major sporting events.

We are currently advertising for a part-time Educational Leader and hoping to attract a suitable candidate in the near future.

### Key people in the organisation

The Board acknowledges the extra effort being provided by Heather Barton who has been Acting CEO for the Hub until a replacement was recruited. Heather will still be actively involved in the Hub, supporting Resmin and remaining on the Board as Secretary. Also, Early Childhood Educator Lucy-Anne Goulding has been very committed to ensuring that the Early Learning Centre stays on track whilst providing quality early learning education as well as supporting our Acting CEO to ensure a smooth transition with the shift in management. —————>



→ The board extends its heartfelt gratitude to all the exceptional volunteers who dedicate their time and resourcefulness to support the Seawinds Community Hub. These remarkable individuals serve in various capacities throughout the Hub and Early Learning Centre. Their invaluable contributions significantly support the Hub's aim of looking after the well-being of our community.



### Community Café

The Seawinds Hub Café was re-opened in the second half of 2022 and has now been consolidated with the ELC kitchen, providing not only Café style drinks and food but also responsible for providing healthy meals for the children in the ELC.



The Café staff are working towards ensuring that all safety and health regulations are compliant to continue our Class 1 food premises.

### Rosebud and Districts Men's Shed

The DIY Women's workshop was established in collaboration with Men's Shed. Our relationship with the Men's Shed has seen a successful joint Annual Golf Day this year, the proceeds of which have gone towards running the Men's Shed and purchasing a second-hand Mini Bus. The Golf Day is our biggest fundraiser for the Hub and was again well supported this year.



The Men's Shed is also manufacturing much-needed equipment for the community and has provided a significant amount of help to maintain the Hub (see opposite page).

Concreting outside the Men's Shed to the car park was completed to make it safer for all members of the Shed needing wheelchairs or walkers and as an emergency exit for the ELC.



I am pleased to inform you that the Rosebud and Districts Men's Shed INC has successfully completed its incorporation process. They will now manage all their own affairs moving forward, whilst the President of the Men's Shed will continue as a member of the Seawinds Hub Board

### Expansion of community activity

In addition to the Hub report (p7), others worthy of note are:

- Supporting the McCrae Lions Club by providing a storage facility
- Inaugural GENU Bayside Art Exhibition.
- Over 200 people attended Neighbour Day and I would like to thank all the first responders for their support of the event.



# ROSEBUD & DISTRICTS MEN'S SHED



In the previous 12 months the Rosebud and Districts Men's Shed has completed numerous projects for the local community. Our membership has grown, and we are continuing to see all our members actively getting involved in shed projects.

The shed continues to provide a place where our members can sustain and improve their social and emotional wellbeing through social interaction and skill sharing while undertaking worthwhile projects to the benefit of members and the community.

Some Examples of the projects and activities undertaken over this period are listed below.



The shed constructed 26 outdoor tables for the Rosebud Primary School. This project was funded by the Rosebud RSL and all work was completed by the Shed.

The tables were greatly appreciated by the school and have been in constant use by the school community.

Designed, constructed, and delivered two outdoor tables for the Rosebud RSL. The tables were replacements for two smaller tables that were no longer suitable.



The members of the shed designed and constructed a demountable Coffee Cart for the Rye Community House. This cart is now in use at the community house for serving coffee and helping with the training of future baristas.



Purchased a combined planer thicknesser machine for the shed. This is a wood-working machine that brings together surface planer and thicknessing planer machining operations. The combined planer-thicknessers allows switching from one process to another quickly. This machine will augment the capabilities of the woodworkers at the shed.



Designed and constructed outdoor planter boxes for Rosebud Toyota to help enhance the outdoor space at their service facility in Rosebud.



Grant funding was secured from the Australian Men's Shed Association for the concreting of the access area to the shed and driveway. The Seawinds Community Hub contributed to the funding to allow the driveway to be completed. The completed project has proven to be a significant benefit to both the Shed and the Hub. →



→ purchased and assembled a Computer Numerically controlled (CNC) router table and two 3D printers. The shed has members who are all actively involved in the design of projects using computer technology and software.



Grant funding from the Victorian Men's Shed Association was also secured for the upgrade the dust extraction systems in the shed. This project is nearing completion and will provide a safer environment for the woodworkers in the shed

## Ray Atkinson, President, RDMS

### Message from the Chair cont'd

#### Changes in the Board during the year

After nearly a year in the role of Chairman, there have been many changes to the board as I ensured the board composition consisted of individuals with diverse backgrounds, skills, and expertise.

The current board members in addition to myself are:

- Heather Barton AM, Secretary
- Belinda Ruzicka, Risk Management
- Ray Atkinson, Rosebud and Districts Men's Shed
- Deepa Bradley, Marketing
- Gail Abbott
- Robert Barnes
- Treasurer - Vacant (was Resmin Popowski, now the new CEO)
- Lawyer - Vacant

I would like to thank all board members for their support and the countless hours they have dedicated to the Hub in many ways during the year. The feedback I have had from the community is that your commitment has not gone unnoticed.

#### Board commitment to the enhancement of the Playground

We are still going through the process with Mornington Peninsula Shire Council to get permission for the ELC playground upgrade. We have received approval from the Department of Education for a grant to cover the cost.

The playground is in dire need of an upgrade as it is very outdated. It will seek to improve staff morale which will, in turn, attract more families to our Early Learning Centre. In addition, this will help support our educators in providing a learning environment that enhances child development. We hope to have an update on the progress of the playground project momentarily.

I express my gratitude to Seawinds for granting me the privilege to act as the Chairman. Furthermore, I would like to extend my appreciation to all individuals affiliated with Seawinds, especially those who have stepped into new roles and/or worked overtime to ensure that we were still providing the community with continued service.

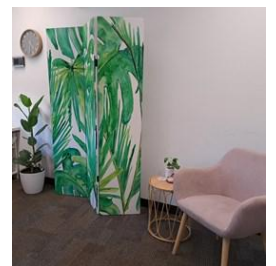
After many changes, I hope the new Board and Management will have the capability to provide the vital offerings the Community needs.

# THE YEAR THAT WAS

Following Victoria's final sixth lockdown (77 days) on 21 October, 2021, focussing on providing further support the community, reactivating Hub programs and classes, and developing new initiatives and partnerships became the major focus for 2022. Establishing new programs to increase participation and social connection and support continues into 2023.

A snapshot of some of our activities:

- Chatty Café - Friday mornings
- DIY Women's Workshop in collaboration with the Men's Shed
- Community Lunch - Wednesdays
- Bacon 'n Egg Breakfast - Wednesdays
- Community Garden - assisted in funding grant to create 24/7 accessible community garden
- Reactivated Seawinds Community Café
- Community Trading Table - space for the community to take what they need and leave what they can, in conjunction with the Food Program— with support from Vinnies Kitchen, IGA, and Coles Rosebud Plaza
- Community Library - bring and swap books, games and puzzles
- Free Community Playgroups on Mondays and Wednesdays
- Refreshed Wellness Room for health practitioners and counsellors to complement Hub programs
- Mending Matters - Tuesdays
- Rebranding with new logo
- With former Board Member Christine Barnes, and Julie from Web Design by the Bay, created new website - inc. content, layout and images
- IT Infrastructure review and upgrade of wifi
- Improved cash management through square system
- Improved signage, incl. updated street signage on Boneo Road
- Biggest Morning Tea, and celebration of Neighbourhood House Week the CEO of Neighbourhood Houses Victoria
- Christmas celebrations and Social Nights
- Collaborated with Southern Peninsula U3A providing space for five classes each week
- Support for educators and families through a collaboration / co-location of Family Life
- Hosted early help prevention programs - Tuning into Kids and Teens
- Partnered with Lions Clubs in mutually beneficial support, including Neighbour Day 2023
- The Grind Program - music, skateboarding, singing - in collaboration with Rick Boland, MANA Youth.
- Collaborated with 123ReadtoMe, empowering disadvantaged kids with free books: set up collection points and collect average 400 books per month



Jenny Mihan, CEO

# TREASURER'S REPORT

The Seawinds Community Hub operated for the third consecutive year feeling the impact of the Covid 19 global pandemic. Unsurprisingly, we saw more and more in our community experience financial struggle which resulted in an increase in our trade debtors, weak sales in our Community Café, and overall less cash coming in to the Hub.

In FY22, the cost of running our community programs rose from the previous year and the increasing cost of living expenses also translated into increased costs for the Hub's utilities, food supplies, and contractors.

We welcomed the Victorian Government's introduction of free 3-year old Kinder program last year. We're yet to see how this will impact the Hub's financial position however it is pleasing to see the government further supporting families and the broader community.

I am pleased to report that we secured some significant grants in the last year, including a grant to re-develop the outdoor children's play space. We're excited to see this project implemented and know that the outcome will make for a fun, educational, interactive, and happy play space the children will love to be in.

I personally have found it most interesting to meet other new Board Members and learn more about the governance of the Hub since joining the Hub Board during the 2022 year. I join with the Chairman in thanking our previous Board members for their energy and expertise in overseeing the Hub during their time.

I'd also like to thank our previous bookkeeper, Sandi Kenny, for her dedication in supporting us to manage the Hub's finances. I wish her all the best as she continues to develop her consultancy outside of Seawinds. We have now appointed Savi Advisory as our new Accounting firm, and offer a warm welcome to Morgan, our bookkeeper; I look forward to working in partnership with them.

No doubt the combination of the Covid 19 pandemic and our ever-changing landscape will make for a challenging task to navigate the coming years. Regardless, I believe we will remain strong in our plan to continually build our presence in the community, expand our programs and offerings, and ultimately do better in our service to the community.

**Resmin Popowski**

**Treasurer**





# SEAWINDS ELC



Thanks to the tireless efforts of the team members involved in Seawinds Long Day Care (children 6 mths. to 5 yr.) and the 3yo and 4yo Kindergarten, children have been nurtured, supported, encouraged and enabled on their educational journey.

We welcomed new staff in 2023, particularly the teachers leading the 4yo and 3yo Kindergarten groups. We are indebted to all staff for their ongoing commitment to the Early Learning Centre and the Hub, to the children and their families, and warmly thank them for their tireless contribution and professionalism through the refreshing and rebuilding phase. Consultation with the staff by the designers of the long-awaited upgraded Outdoor Play space was a key component of the project (covered elsewhere in this report).

As is well documented in the media and elsewhere, the Southern Peninsula has not escaped the difficulties of the sector-wide shortage of early childhood educators, and this continues to present a day to day challenge, meaning that the Centre cannot achieve optimum numbers within ratio in each of the three classrooms until more staff can be secured.

To support the staff and families, in late 2021 the Board recommended that the role of Educational Leader be transitioned to Early Learning Manager. In October 2022, an Early Childhood Consultant was appointed to support the management and staff in reviewing their pedagogy, defining roles and recommending improvements - this continues as a work in progress. However, it is pleasing to note that, following a review under the Quality Improvement Plan (QIP) the Centre achieved a successful Assessment and Rating review.

Staff training included:

First Aid/CPR/Asthma/Anaphylaxis,

Health and Safety

Fire Warden and the

Emergency Management Plan was updated.



Working in Partnership with  
Mornington Peninsula Foundation

# SEAWINDS GOVERNANCE

## David Thompson – Chair

David came to Australia in 1989 from the UK, where he had been employed in the defence industry for fourteen years. Since arriving in Australia, David has over thirty years of executive and board-level experience across the commercial sector, in the Information Technology and Professional Services industries. He has been responsible for starting SAP's (Major German Software Company) business in Melbourne, Adelaide, and Perth, as well as CEO of a local Project Management company, and Managing Director of three software companies.

David holds a Master of Business Management in General Management. His hobbies include Hockey, Football, and Flying.

## Resmin Popowski – Treasurer

Resmin is an energetic and ambitious finance professional with 10+ years experience in managing multi-million dollar budgets in the telecommunications / technology industry. Because of her passion for efficient and effective operational management, she has excelled in her roles as Program Finance Manager, Risk and Compliance Manager, and her governance and business operations roles.

Resmin's compassionate nature and strong sense of community service sees her regularly supporting community outreach programs both locally and overseas. When she's not working or volunteering, Resmin enjoys spending time connecting with her friends and family, working on renovation and design projects and learning new things.

## Heather Barton AM – Secretary

Heather has enjoyed a successful career leading not for profit organisations, creating and implementing strategies to achieve the best possible outcomes for people and communities. Her career included State Manager at The Smith Family, National Manager VIEW Clubs of Australia, and CEO Girl Guides Victoria. To support Southern Peninsula communities, she was CEO of Seawinds Community Hub (2015 - 2018), followed by Manager at Sorrento Community Centre.

Heather holds a Graduate Diploma in Business Management (Monash), a Certificate in Association Management and Certificate IV in Assessment and Workplace Training. She has been an active volunteer all of her life, including with Rotary, and a five year term as the State Commissioner, Girl Guides Victoria. She currently holds the roles of District Manager for Mornington Peninsula Guides and is President Elect for the Rotary Rosebud-Rye. She has wide Board experience with a range of not for profit organisations in Australia and Tanzania.

## Gail Abbott

Encompass House was founded by Gail in 2010. Using her 20 years of gained experience and knowledge of the Disability Sector, Gail was able to recognise the positives and the negative aspects of direct care and management systems. This has given Encompass House an insight into service provision that utilises these positive practices, and delivers quality services that are participant-focused and participant-directed.

As a local business owner, Gail brings to the Seawinds Board her considerable knowledge, experience and skills and her passion for supporting those in need.



## Ray Atkinson

My early working life was in manufacturing heavy engineering products for the mining and quarrying industries; initially serving an apprenticeship as a fitter and turner and then progressing on to designing crushing plants and servicing equipment on-site around Australia and Asia.

The amount of time spent travelling and having a young family meant a career change was necessary. I commenced working in building and construction, designing, project managing and selling vertical transportation systems. My work meant that it was necessary to work with major building contractors, architects and consultants throughout Australia, and Melbourne in particular, on major office, retail and residential developments.

Retirement has given me the opportunity to spend more time with my family. My wife Tricia and I have three adult sons who now have families of their own and we have six grandchildren all living on the Mornington Peninsula. I have been fortunate to be part of the group of men who in 2018, had the opportunity to establish the new Men's Shed that has been built by the Seawinds Community Hub. The Rosebud and Districts Men's Shed has now become an important part of the lives of many men in our local community. I am also fortunate to have the opportunity to be part of the Seawinds Community Hub Board.

## Robert Barnes

After growing up in Newcastle (NSW), Robert spent 14 years with ICI, including five years in PNG. With his family, he moved to Melbourne in 1972, taking up CEO roles for 20 years with Australian Institute of Bankers, Municipal Association of Victoria, and Royal Australian Chemical Institute. Robert was a partner at ProNed Australia P/L locating Directors for Boards until retirement.

Robert holds a BA, MA, MLitt, PhD. In a voluntary capacity, he has been a Bail Justice, and is a Justice of the Peace. He is a Senior Fellow of the Financial Services Institute of Australia, and a Fellow of the Royal Historical Society of Victoria. He has served on the Seawinds Board for four years. Robert held a Pilot's Licence for 30 years, flying single and twin-engine aircraft including P51 Mustang.

## Deepa Bradley

Another new member to the Board during the year, Deepa has a strong background that is enabling her to make a strong contribution to governance, and particularly in creating a new marketing approach which we look forward to having a solid impact for the future of the Hub.

## Belinda Ruzicka

Co-founder of Teavision, Chai Lords, Switch.

Building companies from scratch has taught me to be resilient, strategic and a great problem solver and communicator. I was drawn to the board position at Seawinds as I was looking for volunteer opportunities and I felt I could make an impact to the board with my commercial background.

I feel incredibly passionate about living on the peninsula and have always had the desire to contribute to the community. I volunteered with Theodora house at Mt Martha for a few years prior to starting my family and was concerned with how many people I was seeing on a weekly basis who were lacking the basics for life. Without the exposure of being involved in our community, so much can go under the radar of the individual.

In my spare time you'll most likely find me out hiking or cycling the peninsula, or hanging out at home with my husband Luke, kids Frank (7) and Lily (3), our two naughty miniature goats Tinkerbelle and Pepper and a flock of chickens.



## Join The Team

