

Body Corporate for Aveo Peregian Springs
Country Club - C.T.S. 31142
21 Gracemere Blvd.,
Peregian Springs. Qld. 4573



MINUTES OF ANNUAL GENERAL MEETING
OF THE BODY CORPORATE
held on 28th September, 2018 at 10.00am
in Gracemere Manor.

Meeting opened at 10.00am

1. Attendance & Apologies :

Total number of Lot Owners in the Village eligible to vote – 114.

Number of Aveo Way votes held by Nole Beardwood, Village Manager – 123.

In attendance – Nole Beardwood, Retirement Living Community Manager.

Julie Andrews, Community Operations Manager, QLD North.

Total number of voters: 89

Quorum: 59. Quorum declared by Chairman, Jackie Stewart.

Minutes' Recorder: Ailyn Lewis – Retirement Living Communities Assistant Manager.

Apologies: Ann Hatten, Maire Robertson, Terry Gleeson, Bev Craig, Derek Corlett, Jane Hill, Bruce Hodges, Ann Horsley, Marjorie Vandenhurk, Helen Gava, Brian Kelly, Betty Heather,

2. Proxies: 4 **Postal Votes: 7**

3. Appointment of Scrutineers:

Chairman, Jackie Stewart nominated Frank Gava & Alan Curtis.

All in favour. Carried.

4. Chairman's Report: Jackie Stewart.

Thank you for your attendance today and if this is your first Body Corporate AGM, welcome.

I would like to thank the hard working team we have had this year – nice to see your smiling faces for another 12 months!

As the village is ageing we have had a variety of things needing attention – some more serious than others.

Despite this we have come in under budget and this has pleased our diligent Treasurer very much!! John's mantra these last few months has been "We have the painters and the pest control to pay later!"

- The painting in Stage 3 (older section of village, not Lot 3!!) was completed. There was the weather to contend with and some of us were caught on the hop preparing for our villas to be painted! However, discussions have been held with Higgins and we trust that the line of communication will improve for the stage to be done next year.

- The car park at end of Links Cove is finished and car parking barriers installed. The plants are thriving and almost look like they belong!
- There have been blocked sewerage pipes which, of course, went rapidly to the top of the list for attention!!
- The front entrance gate was feeling left out and had a few problems which were quickly sorted out!
- Three villas had rock walls (side & back) which required new drainage and additional rows of rocks.
- Street lighting – some lights needed replacing whilst others required pruning of hedges to allow light to shine onto roadway (safety).
- I'm hoping you are all ready for the NBN – the date for change over, I'm led to believe, is the 17th October.
- My thanks to Nole Beardwood - he is a pleasure to work with. Nole is busy gaining quotes for various jobs needed around the village, e.g. garden edging.
- Just a light note to finish on – all the tear drops painted on the roads are a code. Yellow ones – hydrants; green ones – water access; blue ones – irrigation system.

5. Motions:

MOTION 1:

Ratifying the Minutes – proposed by the Committee.

That the Minutes of the previous annual general meeting held on 29th September, 2017 as recorded in the Body Corporate minutes be ratified.

Yes: 71

No: 0

Abstain: 18

Void: 0

The Chair declared the Motion passed.

MOTION 2:

Statement of Accounts – proposed by the Committee.

That the annual statement of accounts for the financial year 1/7/17 to 30/6/18 be received and adopted.

Yes: 78

No: 0

Abstain: 10

Void: 0

The Chair declared the Motion passed.

MOTION 3:

Proposed by the Committee.

That the administrative fund budget showing nil income and nil expenditure for the next financial year is approved on the basis that the expenditure that would normally be paid from the administrative fund is being met by Australian Retirement Homes Ltd from the general services charge paid by residents of the scheme under the terms of the Caretaking Agreement.

Yes: 70
No: 0
Abstain: 19
Void: 0

The Chair declared the Motion passed.

MOTION 4:

Sinking Fund Budget and Contributions – proposed by the Committee.

That the sinking fund budget included with meeting notice is approved and pursuant to Section 139 (1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Sinking Fund contribution for the year ending 30 June 2019 be \$139,975 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regular 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of \$26.58 per lot entitlement.

It is further resolved that, pursuant to Section 141 (3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Treasurer be authorised to issue the levy notices for the first five months of the following financial year at the interim rate as fixed by the Committee.

Yes: 82
No: 0
Abstain: 7
Void: 0

The Chair declared the Motion passed.

MOTION 5:

Audit – proposed by the Committee.

That the Body Corporate's Statement of Accounts for the financial year ending June 30th 2019 NOT be audited.

Yes: 82
No: 0
Abstain: 7
Void: 0

The Chair declared the Motion passed.

MOTION 6:

Appointment of Auditor – proposed by the Committee.

That in the event of an audit being required, the audit of the Books and Accounts of the Body Corporate shall be carried out by Ernst and Young. (This motion is necessary in the event of an audit being required).

Yes:
No:
Abstain:
Void:

This Motion is now not required.

MOTION 7:

Insurance – proposed by the Committee.

The following insurance be confirmed:-

Building: Strata Insurer SUU

Public Liability: XL Insurance/CGU Insurance

Broker/Agent: Gallagher Australia Pty Ltd

Period: 30/4/2018 – 30/4/2019

Sum Insured:

Building: \$77,744,000 Excess \$1,000.00

Public Liability: \$300,000,000 Excess \$1,000.00

Yes: 82

No: 0

Abstain: 7

Void: 0

The Chair declared the Motion passed.

MOTION 8:

Installation of Speed Humps – Proposed by the Committee.

That the Body Corporate authorize 9 Heavy Duty Steel Speed Humps at a cost of \$23,270.39 be installed at various locations throughout the village for safety purposes.

The location of these speed humps will be at the discretion of the committee.

Before opening up for discussion, Jackie Stewart stated that the Body Corporate Committee does not support the installation of speed humps within the village but as they would be on Common Property we were advised by the BC Consultant to Aveo that residents should have a say regarding their installation.

Gerhard Sliwa – Gerhard strongly opposed the installation. Speed humps work against people with walkers, motorized scooters & residents with disabilities. Heavy trucks will also create a lot of noise.

Jim Robertson – Spoke against the Motion on the basis of noise.

Elton Ord – Spoke against the Motion – Emergency vehicles in general, e.g. an intensive care ambulance trying to reach a resident would have to slow down considerably & a few minutes delay could be catastrophic.

Steve Hill – Spoke against the Motion – cost factor, too expensive for residents to bear. Since the village has been operational, there have not been any accidents. Heavy duty steel humps create a thumping noise! St Andrews Anglican College was asked by the RAC, on behalf of residents, to remove humps the other side of the back garden fence along Beachgrass Crescent for this reason.

Mary Wearing-Smith – Spoke against the Motion. Mary expressed concern that the issue of speed will not be dropped & that other ways to control speed will be followed through. Mary was assured that suggestions received will be pursued.

Yes: 1

No: 83

Abstain: 5

Void: 0

The Chair declared the Motion defeated.

6. Election of Body Corporate Committee for 2018/2019 :

The Secretary assumed the role of Returning Officer for the Elections.
The Returning Officer declared all positions on the Body Corporate Committee vacant.
The following nominations were received for positions on the 2018/2019 BC Committee –
Chairperson - Jackie Stewart.
Secretary – Cheryl Hodges.
Treasurer – John Weeden.
Ordinary Committee members – (in alphabetical order) Terry Gleeson, Tom Shaw, Arnold Vandenhurk, Bronwyn West.

As these nominations comply with Sections 26(1) & 27(3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the nominees were elected unopposed.

The Secretary expressed appreciation for the support given in many practical ways by all Committee members. Also acknowledged was the help & support given by Ailyn Lewis, Alli Holmes & Bronwyn West.

On resuming the Chair, Jackie Stewart welcomed Bronwyn West back onto the Committee.

7. Close of Meeting: Meeting closed at 10.40am.

Next Body Corporate AGM: September, 2019.

.....
Chairman

.....
Date

Ratified:
Chairman

.....
Date