

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 27th September, 2019 at 10.00am
in Gracemere Manor.

Meeting opened at 10.05am

1. Attendance & Apologies :

Number of Lot Owners registered to vote – 31.

Number of Aveo Way votes held by Nole Beardwood, Village Manager – 115.

In attendance – Nole Beardwood, Retirement Living Community Manager.

Total number of registered voters: 115 + 31 + 3 Postal votes = 149

Quorum = 59. Quorum declared by Chairman, George West.

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

Apologies: Ann Hatten, Marie Robertson, Brian Iselin, Peter Newey, Derek Corlett, Ray Larke, Barbara Larke, Steve Hill, Peter Fife, Bruce Hodges, Pauline Shaw, Ann Horsley, Colin Wearne, Gerhard Sliwa, Frank Gava, Helen Gava, Brian Kelly, Betty Heather, John Davies, Pauline Coolican.

2. Proxies: Nil **Postal Votes:** 3

3. Appointment of Scrutineers:

Chairman, George West nominated Ron Heather, Alan Curtis, Bronwyn Kennedy.
All in favour. Carried.

4. Chairman's Report: George West.

In the last twelve months, under the guidance of the previous chair, Jackie Stewart, a group of projects that required urgent attention were identified, prioritised and costed out. These projects were deemed essential if the village was to maintain the standard of the village that all residents were used to and demanded. However, some of those projects had not been budgeted for, consequently they had to be "put on hold" until the start of this fiscal year. I will not go into the specifics of the projects as they have been mentioned in the minutes of previous committee meetings and various other reports given by the Chair of the committee. Please remember that a copy of each months committee meeting is on the computer club's web site, www.gracemere.org, and also placed on the BC notice board at the entrance to the library.

It is important that we all recognise the effort, hard work and commitment of the previous chair, Jackie Stewart, who served as Chair for two and three quarter years prior to her resignation. Please join me now in a show of gratitude to Jackie.

Let us now look to the next twelve months and beyond.

It is the committee's responsibility to inform all lot owners and other residents who contribute to the BC Sinking Fund that this fund is badly in need of a boost. For example, if spending goes to plan this fiscal year and no major overspending is experienced then the Sinking Fund will have in the bank \$289,000. The Quantity Surveyor says that a village our size should have a Sinking Fund of no less than \$350,000 – a \$61,000 shortfall. Consequently, expect the contribution from all lot owners into the Sinking Fund to increase considerably over the next few years. It is obvious that starting next fiscal year we will have to put together a budget for the Sinking Fund that will build up our reserves and not keep eating into them as has happened in previous years. Sorry for the bad news!

On a happier note you will see work being carried out that will ensure the village is being well maintained and does not look old before its time. (Like me!!). The new street signs are an example of this.

There has been some confusion regarding the special levy that was imposed to deal with the white ant problem. The special resolution clearly states that the Sinking Fund would pay the cost to the pest control company over 3 years, however the levy to the lot owners to cover this expense would be spread over 4 years. Another year to go, however as explained previously do not expect your contribution to the Sinking Fund to be reduced at this time as that money is required to get the Sinking Fund back up to the minimum of \$350,000 during the next few years.

And now I would like to commend to you the committee members who have served you well over the last twelve months. Pat Bowen and I are new members however a special thanks to the lovely Cheryl Hodges who has had to put up with me for the last few months, John Weeden who has had to put up with the AVEO accounts department, a never-ending fight. To Tom Shaw, Terry Gleeson, Arnold Vandenhurk and I must mention Bronwyn West who had to give way for me to join the committee. There is a great deal of years of experience in Body Corporate matters with this group and I'm pleased that they will all continue on for at least the next 12 months.

Finally, a word about the recent bush fire, a very stressful time for us all. Our thanks to the volunteers and the favourable wind that saved our village. All I could think about was that I hope AVEO has the Insurance premium up to date!!

Cheers and any questions?
George West.

Questions:

1) *Gloria Nunn – Gloria rang Sunshine Coast Council expressing concern regarding trees on Council property overhanging the side fence of her villa. She requested that the trees be cut back, but no action has yet been taken. George West asked that if there is no action in the next 4-5 weeks from Council, could Gloria please let the Body Corporate Committee know & we will approach the Council as a Body Corporate.*

2) *Jan Corlett – Jan Corlett, John Weeden, Sue Day & Nole Beardwood met with representatives from the Council Disaster Management section as well as someone from Queensland Fire Emergency Service in an effort to formulate an Emergency Evacuation Plan for our village.*

A presentation will be made to residents on Tuesday, 22nd October – notices to follow.

On behalf of residents, the Residents' Association donated \$500 to the Rural Fire Service & \$500 to the SES.

5. MOTIONS:

MOTION 1:

Ratifying the Minutes – proposed by the Committee.

That the Minutes of the previous annual general meeting held on 28th September, 2018 as recorded in the Body Corporate minutes be ratified.

Yes: 141

No: 0

Abstain: 8

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 1/7/18 to 30/6/19 be received and adopted.

Yes: 149

No: 0

Abstain: 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: 149

No: 0

Abstain: 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 2020 be \$169,998 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of \$32.27 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: 149
No: 0
Abstain: 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: 146
No: 0
Abstain: 1

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: 30/4/2019 – 30/4/2020

Sum Insured:

Building: \$75,000,000 Excess \$1,000.00

Yes: 149
No: 0
Abstain: 0

The Chair declared the Motion passed.

6. Election of Body Corporate Committee for 2019/2020:

The Chairman, George West, 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 2019/2020 BC Committee –

Chairman - George West.

Secretary – Cheryl Hodges.

Treasurer – John Weeden.

Ordinary Committee members – (in alphabetical order) Pat Bowen, Terry Gleeson, Tom Shaw, Arnold Vandenhurk,

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.

7. Close of Meeting:

In closing, the Chairman, George West thanked John Chester (Maintenance) for setting up the room for our AGM and all residents who attended the meeting.

Meeting then closed at 10.45 am.

Next Body Corporate AGM: September, 2020.

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Chairman

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Date

Ratified:
Chairman

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Date