

Body Corporate Committee
C.T.S. 31142

Aveo

Peregian

*Springs Country Club,
21 Gracemere Blvd.,
Peregian Springs. QLD. 4573*

**Body Corporate Committee Meeting held
in Gracemere Manor
Wednesday, 6th September, 2017 at 9.00am**

A number of issues were unable to be addressed and/or resolved at our Committee Meeting on Friday, 1st September, 2017 due to the absence of Sharon Bateman, so this meeting was convened to address the following issues –

Minutes

1. Attendance: Jackie Stewart (Chairperson), Cheryl Hodges (Secretary), John Weeden (Treasurer), Arnold Vandenhurk, Bronwyn West, Margaret Gordon, Terry Gleeson, Sharon Bateman, Retirement Living Communities Business Manager, Ailyn Lewis, Retirement Living Communities Assistant Manager. _

Meeting commenced: 8.58am

1. Correspondence – Pat Bowen re Villa 129 –
*Villa was constructed in 2004 – No complaints were received within the warranty period. Previous owner to Mrs Rutherford closed in back area without approval of Management – this action is in breach of a resident's PID.
Recent issue reported by Mrs Rutherford regarding blocked drain caused by tree roots was rectified by Body Corporate.
Mrs Rutherford has previously been advised by Management to put in some ventilation in area affected, but this has not been done.
Body Corporate Commission advice is "buyer beware!" This issue at Villa 129 is not a Body Corporate responsibility.*
2. New car parking gardens – selection & supply of plants. Our gardeners' role in this. Sharon Bateman & Arnold Vandenhurk.
Arnold had spoken to Troy Thompson. PPS will purchase plants and our gardeners will fix Development issues. Sharon Bateman will then submit an invoice to Development for the cost of our gardeners' time for work done in the area. This

money will then be returned to the GSF. Mulch (non termite attracting) is also to be replaced at Development's cost.

3. *Complaint re inappropriate, non- approved shade cloth on a villa is being addressed.*

4. *Brian & Trish Kelly – re Garden/Hedge.*

The Body Corporate is not obliged to provide privacy garden plants to residents but as this villa is on the entrance road to the village, Body Corporate Committee members approved the purchase of plants to beautify the area.

PPS will purchase appropriate plants which our gardeners will plant and then cover the area with mulch.

It is the Body Corporate's expectation that residents who are able will maintain their garden areas particularly in this extended dry spell of weather. (i.e. water).

5. *Quotes for cleaning of roads & driveways.*

Quotes will be obtained for presentation at the AGM to enable residents to make an informed vote on Motion 8.

6. *Responsibility for replacement of garage door motor.*

To date the Body Corporate has assumed responsibility for replacement of garage door motors.

However, under the Body Corporate & Community Services Act, this item is NOT a Body Corporate responsibility/cost.

A vote was taken by Committee members and we unanimously voted that as of 6th Sept, 2017, garage door motors will no longer be paid for by the Body Corporate Sinking Fund.

We suggest that residents check their own Contents Insurance Policy as this item can be added or maybe it is already included in your insurance policy.

7. *Inclusion of AWLH residents in information sent out to residents -*

e.g. Agenda of Committee meetings; BCC Minutes; attendance as observer at BC AGM.

a) Under the Body Corporate and Community Services Act, non Lot Owners (i.e. AWLH residents) can attend in the "gallery" at the AGM as observers.

b) Aveo (Sharon Bateman is their voting member), has the voting rights for all AWLH residents so we remind all AWLH residents that if you have any questions and/or issues, please address these concerns to Sharon Bateman – not to the Body Corporate Secretary.

c) The Minutes of these two BCC meetings are delivered to AWLH residents for the above information but in future these residents will need to refer to the Aveo PSCC web site to keep up to date with BC matters.

Meeting closed: 10am

Chairperson:

Date: