

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday 6th Oct, 2017 at 9.00am
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced at 9am

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

Apologies: Nil

Observers : Nil

2. Confirmation of minutes of previous Committee meeting held on 1st September, 2017 and Wednesday 6th September, 2017.

Accepted as true and correct records.

Friday 1st September, 2017 Moved: Bronwyn West Seconded: Terry Gleeson
Wednesday 6th September, 2017 Moved: Bronwyn West Seconded: Arnold Vandenhurk

3. Business arising from Minutes :

3.1 Solar lights in Links Cove & Beachgrass Crescent – Ailyn Lewis.

A total of 9 extra solar lights have been installed in Links Cove & Beachgrass Crescent. Tom Shaw & Terry Gleeson to reassess lighting needs in Links Cove and Sea Oak Drive.

3.2 Removal of unapproved shade cloth on rear porch of villa – Sharon Bateman.

Resident has been asked by Management to remove awning and to put forward a request for approved awning in approved colour scheme.

3.3 Gate access on common property, Yarran Road – Sharon Bateman. Defer to Manager's Report

4. Outward Correspondence :

4.1 Brian & Trish Kelly, 10/9/2017 – Re: Garden / Hedge.

4.2 Pat Bowen, 10/9/2017 – Re: Villa 129.

4.3 Vondel Stacey, 19/9/2017 – Re: Query on Treasurer's Report.

Endorsed: John Weeden

Seconded: Terry Gleeson

5. Inward Correspondence:

5.1 Vondel Stacey, 13/09/2017 – Re Query on Treasurer’s Report.

5.2 Geff Vaughan, 2/10/2017 – Re: Garage Door Motors

Accepted: John Weeden Seconded: Tom Shaw

6. Business arising from Correspondence :

6.1 refer 5.1 Query answered to resident’s satisfaction.

6.2 refer 5.2 Secretary to respond.

7. Treasurer’s Report :

This report is based on figures from the August financials. The Sinking Fund Budget was only approved in late September so these figures can not relate to the new budget. We will have to wait for the figures from the September financials.

Income will be examined when the September figures are available.

Expenses were recorded in the following categories:-

R&M Lifts \$220

R&M Building \$281

R&M Electrical \$75

R&M Garden & Grounds \$281

Balance Sheet shows a cash balance of \$73,408 which agrees with the Bank Statement. We have five Term Deposits each of \$50K

Moved: John Weeden Seconded: Arnold Vandenhurk.

8 Community Business Manager’s Report : Sharon Bateman.

- Leak in roof of Villa – cracked tile – subsequent damage to gyprock in laundry. This is a Body Corporate responsibility & will be repaired accordingly.
Maintenance on roof tiles of villas will be discussed at a later BC meeting.
- Protocols – If anyone from the Body Corporate wants to discuss a matter with Sharon Bateman, Sharon requests that one Executive member be included in the meeting and that an appointment is made for the meeting to take place.
- Treasurer’s Report – Suggested that Treasurer gives a line report on Expenditures – e.g. Plumbing - \$.....; Electrical - \$.....; etc.
- Yarran Rd – (Narooma Street - council name change). Investigation to obtain requirements for the job has been done by Bob Jack. Bob has calculated square meterage of pavers needed and will source supply from Bunnings. Bob Jack to do the work, helped by anyone who would like to volunteer – no time frame as yet but if anyone would like to volunteer please ring Bob, Villa 186. John Chester will also assist.
- AGM went off smoothly and thanks to the committee members for their commitment.

9. Community Assistant Manager's Report: Ailyn Lewis.

No report as all seems to be in order at present.

10. General Business:

10.1 Luke McCabe forwarded suggestions for drive ways cleaning product. These will be included in November Body Corporate Newsletter Report.

10.2 Arnold Vandenhurk – Questioned when plants will arrive for new carpark entrance gardens.

Ailyn Lewis to follow up with Troy Thompson (Development). PPS to select plants. Arnold questioned mulch on car park garden beds. Sharon Bateman took advice from Miles Porteous from PPS. Original mulch was not removed but sprayed and then topped with termite resistant cypress mulch.

10.3 Gym – Bowls' equipment will be in the new gym behind mirror doors - work has started, matting was placed on floor yesterday.

10.4 Aveo Connect – Sharon Bateman clarified - NBN is the issue, not Aveo Connect. Repair to one villa's badly damaged external wall will be undertaken next week. New reception aerial, provided and paid for by Telstra, will be on tower of Manor by end of month.

Date of next meeting: 3rd Nov, 2017 at **9am** in Gracemere Manor.

Close of Meeting: 10:00 am

Chairman:

Date:
