

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday 3rd November, 2017
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced at 9.02am

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

Apologies: Nil

Observers : Nil

2. **Confirmation of meeting of previous Committee meeting held on 6th October, 2017.**

Accepted as a true and correct record.

Moved: Bronwyn West Seconded: Tom Shaw

Confirmation of Minutes of AGM held on 29th September, 2017.

Accepted as a true and correct record.

Moved : Terry Gleeson Seconded : Bronwyn West

3. Business arising from Minutes :

3.1 Solar Lights in Links Cove and Sea Oak Drive –Tom Shaw and Terry Gleeson.

* Total of 6 additional solar lights suggested.

Sea Oak Drive – 4 new.

* Mud map provided by Terry Gleeson – recommended V. 73 and V.75 lights to be moved.

* New lights at V.83 and V.81.

* Severe pruning required in front of lights at V.77, and V. 87.

Links Cove – 2 new.

* V.110 – Shrubs to be cut back in front of light.

* V. 119/120 – new solar light.

* V. 123/124 – new solar light.

- Vote taken to purchase 6 more solar lights – Yes = 5 votes. Abstain = 2 votes.

Majority of Committee members voted “Yes” - therefore Ailyn Lewis asked to order 6 new solar lights for installation in Links Cove and Sea Oak Drive.

3.2 Plan for maintenance on roof tiles of villas.

Building reports are provided for new residents moving into the village. If the report indicates that tiles need bedding and/or pointing, then that would be done at the Body

Corporate's expense. When the next budget is being drawn up early next year, a schedule for maintenance of roof tiles will be discussed – similar to schedule in place for painting in stages throughout the village.

3.3 Up-date on plants for new car park entrance gardens & Villa 126 – Troy Thompson (Development) has liaised with Miles Porteous (PPS). Selected plants are on back order & will be purchased as soon as they are available.

3.4 New reception aerial on Manor & repair to badly damaged villa.

Telstra Tower on Manor goes live today!

Water damage to V. 96 is still under investigation.

3.5 Hole in wall at villa 2 –

John Chester has patched hole & is applying 3 coats of paint to wall.

4. Outward Correspondence:

4.1 Geff Vaughan, 8/10/2017 – Re: Garage door motor replacement.

Endorsed: John Weeden

Seconded: Arnold Vandenhurk

5. Inward Correspondence:

5.1. Barbara Ardrey, 5/10/2017 – Re: Retaining Dry Block Wall between Villas 98 and 99.

Accepted: Bronwyn West

Seconded: John Weeden

6. Business arising from Correspondence:

6.1 re 5.1 Quotes provided to fix problem were considered by Committee members to be too expensive. Ailyn Lewis to obtain quote from PPS to use besser blocks.

Moved: Arnold Vandenhurk

Seconded: Terry Gleeson

7. Treasurer's Report : John Weeden.

The Statement of Income & Expenditure and Detail Trial Balance for September are available and all the Budget figures have been changed to agree with this year's budget.

INCOME

Unfortunately the income figures are not listed in the same Account Nos. as the budget so this will have to be discussed further with Accounts. However the total income (not including interest or sundry income) for the three months is \$31,579 compared to the budget ytd figure of \$32,333.

EXPENSES

Expenses were shown in eight Account numbers:-

\$127 is an accrued amount for one month of the Quantity Surveyor's fee.

R&M Plant & Equipment: \$846 for garage door motor (in May) and faulty smoke alarm in the Manor.

R&M Roofs: \$445 for roof repairs.

R&M Electrical: \$7,097; for solar street lighting, hall lights upstairs in the Manor and two porch lights.

R&M Plumbing: \$486 installation of tempering valve.

R&M Garden & Grounds: \$1,712: plants, road signs and various hardware items.

R&M Fountains: \$430 for four pond lights.

Pest Control: \$218.

BALANCE SHEET

The Balance Sheet for September showed a Cash balance of \$87,724 and after reference to the Bank Reconciliation agrees with the Bank Statement of \$73,458.

Term Deposits totalling \$150K are also shown and the Net Assets were \$346,245.81.

Moved: Arnold Vandenhurk

Seconded: Cheryl Hodges

8 Community Business Manager's Report: Sharon Bateman.

- Higgins to complete the painting of established villas near beginning of Stage 3. This was previously delayed due to nearness to new construction and subsequent dust, etc.
- ANZ Bank Statement was provided to Treasurer on 16th October, 2017.
- New solar lights to be discussed & voted on by BC Committee members. Refer 3.1
- Bank Reconciliation provided today.
- Financial Report has been received & now reflects the Budget.

9 Community Assistant Manager's Report: Ailyn Lewis.

No outstanding issues.

10. General Business :

10.1 It has been reported that the gate at the end of Links Cove onto the golf course has been difficult to close for months. Arnold Vandenhurk reported no problem in using the gate yesterday & on previous occasions, however, John Chester will have a look and reassess.

10.2 New car parking area at entrance to Links Cove - gardeners will be asked to park their vehicles at Maintenance area, Sea Oak Drive. This will free up more car parking spaces for residents and visitors to the Manor.

10.3 Bob Jack – completed stairs area at entrance gate at top of Narooma (Yarran) Road. Although some residents offered to help, Bob wanted to complete the project on his own. We thank him for an excellent job which we know will be appreciated by many residents – particularly those with dogs!

Date of next meeting: Friday, 1st December, 2017 at 9.00am in Gracemere Manor.

Close of Meeting: 10.05am