

**BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB**

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 1<sup>st</sup> December, 2017  
Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

**Meeting commenced at 9.00am**

1. Attendance: Jackie Stewart (Chairman), John Weeden (Treasurer) Arnold Vandenhurk, Bronwyn West, Tom Shaw, Terry Gleeson.  
Sharon Bateman, Retirement Living Communities Business Manager.  
Ailyn Lewis, Retirement Living Communities Assistant Manager.  
Apologies: Cheryl Hodges (Secretary)  
Observers and Vistors: Nil
2. Confirmation of Minutes of previous Committee meeting held on 3<sup>rd</sup> November, 2017.  
Amendment Treasurer's Report, balance sheet  
– Term deposit showing \$150,000 – should be \$250,000.  
Moved: John Weeden      Seconded : Tom Shaw
3. Business arising from Minutes :
  - 3.1 Quote on Besser Bricks for Retaining Wall - Villas 98 & 99 – Ailyn Lewis.  
Operations obtained 2 quotes both approx. \$4,000. Members voted not to proceed until Arnold Vandenhurk obtained a further quote.
  - 3.2 Progress re supply of new solar lights – Ailyn Lewis.  
Supplier testing current stock has found fault in batteries. Ailyn Lewis waiting for supplier to obtain further details on replacements.
4. Outward Correspondence :
  - 4.1 Bob Jack, 9/11/2017 – re appreciation for work on pedestrian gate - Yarran Road.  
Wonderful job on relocation of the gate – Jackie Stewart.
  - 4.2 Barbara Ardrey, 13/11/2017 – re Retaining Dry Block Wall between Villas 98 & 99.
5. Inward Correspondence:
  - 5.1 David Gordon, 14/11/2017 – re Repair to Garden Edging front & rear of Villa.
  - 5.2 Iris Jewell, received 30/11/2017 – re Garage Door repair.
6. Business arising from Correspondence:
  - 6.1 re 5.1 All members present voted against undertaking this job at present. The issue will be discussed in conjunction with roof tile maintenance at next year's Budget preparation.
  - 6.2 re 5.2 Resident approached Management to clarify responsibility for garage door repair.  
Resident advised that it is a resident's responsibility – this was confirmed by Cathy Pashley

(BC Advisor). However, John Weeden will further investigate this issue & report back to the BC Committee.

7. Treasurer's Report : John Weeden.

This report is based on the financials for October.

INCOME: Unfortunately the income figures are not listed in the same Account Nos as the budget. However the total income (not including interest or sundry income) for the four months is \$43,361 compared to the budget ytd figure of \$43,111.

EXPENSES: Expenses were shown in four Account numbers:-

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

R&M Plumbing: \$2,520 clearing a blocked sewer pipe.

R&M Garden & Grounds: \$619: consisting of \$514 for signs and the balance for minor hardware items.

R&M General: \$29 for a new halyard for the flag pole.

BALANCE SHEET: The Balance Sheet for October showed a Cash balance of \$87,802 which after consideration of the Bank Reconciliation agrees with \$73,536.25 shown on the Bank Statement.

Term Deposits totalling \$250K are also shown.

Net Assets were \$354,199.68

Moved: John Weeden Seconded: Arnold Vandenhurk

8. Community Business Manager's Report : Sharon Bateman.

- Sharon Bateman explained the preferred procedure for BCC members to follow in the event that a resident has already asked Management's advice on a repair/maintenance job at their villa & been given a ruling. If a resident then approaches a BCC member, Sharon asks that the BCC member firstly checks with Management as to what ruling has been given to avoid inaccurate/conflicting advice.

Lot owners do have the right to disagree with a decision made by the Body Corporate Committee, however, we ask that it should be put in writing to the Body Corporate Secretary.

- Yesterday, damage was sustained to Sharon Bateman's car (passenger side mirror, door & window smashed) whilst parked on Common Property - no one reported this incident to the Office - be it tradesman, resident or visitor.

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

- Plants for edging villa 126 – Substitute plants approved and ordered.

10. General Business: Nil.

Date of next meeting: Friday, 2<sup>nd</sup> February, 2018 at 9.00am in Gracemere Manor.

Close of Meeting: 9.45am

Chairman: .....

Date: .....