

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 2nd March, 2018
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 9.00am

1. Attendance: Jackie Stewart (Chairperson), Cheryl Hodges (Secretary), John Weeden (Treasurer), Arnold Vandenhurk, Tom Shaw, Terry Gleeson.

Ailyn Lewis Retirement Living Communities Assistant Manager.

Apologies: Sharon Bateman.

Observers : Nil

Visitor attending: Cathy Pashley – Body Corporate Consultant to Aveo.

2. Confirmation of Minutes of meeting held on 9th February, 2018.

Accepted as a true and correct record.

Moved: Terry Gleeson.

Seconded: Tom Shaw.

3. Business arising from Minutes :

3.1 Retaining Walls - villas 98, 99 & 87. (Quotes) – Sharon Bateman & Ailyn Lewis.

Quotes received from E'scapes Landscape Services, Michael Fay Landscapes & Hire A Hubby Noosa Heads. However, as all quotes were received just within the last few days, Committee members have not had a chance to study and consider the specifics of each quote. Arnold Vandenhurk will request more specifics from Hire A Hubby and Cathy Pashley advised to check what each licence covers as any job over \$3,000 needs to have a contract.

Committee members understand and acknowledge that these three villas **could** be the beginning of an ongoing problem – hence the length of time taken with considering action and costs to resolve these cases.

Cathy Pashley will advise further after viewing the sites and consulting with Andrew Suttie (Solicitor) regarding legalities and responsibilities.

3.2 Clothes Line wall, villa 104 – Sharon Bateman & Ailyn Lewis.

Ailyn Lewis is waiting for a response from Chris Wragge who was asked to check his records for work done on the clothes line at villa 104 in 2010/2011. Ailyn to follow up.

3.3 Installation of security cameras – Sharon Bateman.

Ailyn reports that security cameras will be installed in appropriate positions next week.

3.4 Villa 46 re removal of outdoor blind – Sharon Bateman.

Ailyn Lewis to check this situation with Sharon Bateman.

3.5 Bowling Green carpet repair – Sharon Bateman.

Ailyn Lewis received one quote for this repair which was unacceptable to the Committee. Cathy Pashley submitted the name of a repairer of bowling green carpets to obtain another quote. Ailyn to follow up.

3.6 Repair to front entrance gate – Ailyn Lewis.

Ailyn Lewis reports that this gate has been repaired – no reports to the contrary from residents out at night!

Ailyn is obtaining a quote for future repairs/maintenance contract of the gate from a new source.

4. Outward Correspondence:

4.1 Mike Jordan, 18/2/2018 – Re: “Exteria Painting of Villas.”

4.2 Kathy Doyle, 18/2/2018 – Re: Unity Water Account.

4.3 Iris Jewell, 18/2/2018 – Re: Repair to garage door.

4.4 Gloria Bisset, 18/2/2018 – Re: Clothes Line Wall.

4.5 Martin Duell, 19/2/2018 – Re: Request to plant creeper on lattice panel.

Endorsed: Terry Gleeson Seconded: John Weeden

5. Inward Correspondence:

5.1 Martin Duell, 16/2/2018 – Re: Planting of creeper on front lattice panel.

5.2 Sandra Ferber, 19/2/2018 – Re: Installation of Traffic Calming Speed Humps.

5.3 Anne Millier, 21/2/2018 – Re: Water damage to villa.

5.4 Gloria Bisset, 22/2/2018 – Re: Attached copies of Clothes Line Wall Correspondence.

5.5 Eric Butterfield, 24/2/2018 – Re: Drainage at Laundry patio.

5.6 Mike Jordan, 25/2/2018 – Re: Termite Inspections of Villas.

5.7 Geff Vaughan, 27/2/2018 – Re: Extra Car Parking Spaces.

5.8 John Davies, 28/2/2018 – Re: Cat in Manor.

Accepted: John Weeden Seconded: Tom Shaw

6. Business arising from Correspondence:

6.1 (re 5.1) Replied on 19/2/2018 – No objection to requested action.

6.2 (re 5.2) Cost to install Traffic Calming Speed Humps at various sites throughout the village should be decided by all residents. Some streets receive more through traffic than others. A Motion will be put forward at the Body Corporate AGM in September for all residents (Lot Owners) to cast a vote.

6.3 (re 5.3) Water damage issue has been fully resolved. Ailyn Lewis to ask gardeners to cut back trees where leaves added to the problem.

6.4 (re 5.4) Ailyn Lewis will address this issue with Chris Wragge for action.

6.5 (re 5.5) Tom Shaw asked to view problem. Following Tom’s visit, Ailyn Lewis has been asked to organize plumber to inspect problem and to take necessary action.

6.6 (re 5.6) Annual Termite Inspections are carried out in April each year. Ailyn Lewis will shortly circulate notice regarding this item.

6.7 (re 5.7) No further car parking spaces are planned at this time.

6.8 (re 5.8) No action required.

7. Treasurer's Report : John Weeden. This report is based on the financials for January 2018.

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 seven months is \$75,395 compared to the budget ytd figure of \$75,445.

EXPENSES

Expenses for January were shown in nine Account numbers. Three items are being referred to Accounts for clarification or amendment.

The only items of concern after seven months are R&M Lifts with \$3,856 spent and no money in the budget and R&M Electrical with \$14,133 spent and only \$8,000 in the budget.

The Total Expenditure for the six months was \$38,669 compared with a Budget Year to Date of \$99,840 or a variance of plus \$61,170. However we must remember we will have two large items of expenditure later in the year, namely Painting and Pest Control.

BALANCE SHEET

The Balance Sheet for January showed a Cash balance of \$118,324. Unfortunately the Bank Reconciliation Statement does not agree with that and no Bank Statement was available.

Term Deposits totalling \$250K are also shown.

Net Assets were \$363,653.64.

Moved: John Weeden.

Seconded: Cheryl Hodges.

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

Not available.

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

- Viv is concerned at the amount of weeds throughout the village because of the paucity of mulch covering. Ailyn Lewis will discuss with Viv a plan to purchase and lay mulch in stages throughout the village.

This plan will then need to be included in the 2018/2019 Budget discussions which commence in April.

- Dan Dreger (H.O.) will be in the village approx. three times a week to help and support staff until a new Manager is appointed.

10. General Business : Nil.

Date of next meeting: Friday, 13th April, 2018 at 9.00am in Gracemere Manor.

Close of Meeting: 10.30am

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Chairman

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Date