

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Thursday, 12th April 2018
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 9.10am

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

Ailyn Lewis Retirement Living Communities Assistant Manager.

Apologies: Tom Shaw.

2. **Confirmation of Minutes of meeting held on 2nd March, 2018.**

Accepted as a true and correct record.

Moved: Terry Gleeson.

Seconded: John Weeden.

3. **Business arising from Minutes** :

3.1 Retaining Walls - villas 98, 99 & 87 - Ailyn Lewis.

Start date still to be advised. Hire A Hubby delayed due to recent inclement weather.

3.2 Clothes Line wall, villa 104 - Ailyn Lewis.

Dan Dreger will follow up this issue when he returns from holidays next week.

3.3 Installation of security cameras - Ailyn Lewis.

Installation will commence on Wednesday, 18th April.

3.4 Villa 46 re removal of outdoor blind - Ailyn Lewis.

This issue will be followed up with Mark Eagleston on his return from holidays next week.

3.5 Bowling Green Carpet Repair - Ailyn Lewis.

This will be carried out within the next two weeks.

4. **Outward Correspondence:**

4.1 Eric Butterfield, 6/3/2018 - re Drainage between villas 81& 82.

4.2 Gloria Bisset, 6/3/2018 - re Laundry clothes line wall.

4.3 Geff Vaughan, 7/3/2018 - re Extra Car Parking Spaces.

4.4 Mike Jordan, 7/3/2018 - re Internal Termite Inspections.

4.5 Sandra Ferber, 7/3/2018 - re Installation of Traffic Calming Speed Humps.

4.6 Bill & Carol Rooke, 17/3/2018 - re Retaining Wall Drainage at villa 87.

4.7 Barbara Ardrey, 17/3/2018 - re Retaining Wall Drainage between villas 98 & 99.

Endorsed: Arnold Vandenhurk

Seconded: Terry Gleeson

5. Inward Correspondence:

5.1 Ailyn Lewis & Cathy Pashley, 12/3/2018 – Confirmation re responsibility for retaining wall repairs.

5.2 Marty Duell, 2/4/2018 – re Speed Hump proposal.

5.3 Ray Larke, 4/4/2018 – re Villa 94 wash down.

5.4 Secretary RAC, 9/4/2018 – re Speed Hump issue.

Accepted: John Weeden

Seconded: Terry Gleeson

6. Business arising from Correspondence:

6.1 (re 5.1) Confirmation from Cathy Pashley (BC Consultant), and confirmed by Solicitor, that retaining wall repair is indeed a Body Corporate responsibility.

6.2 (re 5.2) This issue will be addressed at the Body Corporate AGM in September when residents will have the opportunity to present for and against cases before a vote is taken.

6.3 (re 5.3) John Weeden and a Higgins rep. inspected villa and agreed that wash down was not done to an acceptable standard. Second wash down was completed to resident's satisfaction.

6.4 (re 5.4) No action needed. Information filed for future use when issue arises at AGM.

7. Treasurer's Report :John Weeden. This report is based on the financials for February,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 eight months is \$85,871 compared to the budget ytd figure of \$86,223.

EXPENSES: Expenses for February were shown in six Account numbers:

Quantity Surveyor Reports:- This is the monthly accrued amount of \$127.

R&M Plant & Equipment:- \$195 for repairs to gate.

R&M Building:-\$140 for entry gate repair.

R&M Electrical: \$211 for supply of fluro and heat lamps.

R&M Gardens & Grounds: \$517 for general hardware and irrigation items.

Pest Control: \$14,168 for periodic checking of bait stations

The only items of concern after eight months are R&M Lifts with \$3,856 spent and no money in the budget and R&M Electrical with \$14,345 spent and only \$8,000 in the budget.

The Total Expenditure for the eight months was \$54,031 compared with a Budget Year to Date of \$114,103 or a variance of plus \$60,072. However we must remember we will have two large items of expenditure later in the year, namely Painting and more Pest Control.

BALANCE SHEET:

The Balance Sheet for February showed a Cash balance of \$113,023. The Bank Reconciliation Statement shows some adjustments which then agrees with the Bank Statement at \$122,491.

Term Deposits totalling \$250K are also shown.

Net Assets were \$364,229.

Moved: Arnold Vandenhurk

Seconded: Cheryl Hodges.

8 Community Business Manager's Report : N/A

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

- Compliance personnel from Head Office have suggested another Assembly Point at the end of Yarran Road, i.e. near Lot 3 new Entrance Gate. Unanimously agreed.
- Villa 82 - Viv requested rocks to raise retaining wall line at rear of villa. Viv will use any excess rocks from jobs at villas 98, 99 & 87 and then buy any extra needed.
- Villa 9 - resident requested solution to shady, sloping area at rear of villa where grass will not grow. Resident should record in Maintenance Book in Manor for Viv to deal with.

10. General Business :

10.1 Lighting report presented by John Weeden following drive through village at night with Viv and Jackie Stewart. Viv has acted on suggestions to improve degree of arc of lights.

Date of next meeting: Friday, 4th May, 2018 at 9.00am in Gracemere Manor.

Close of Meeting: 10.05am

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Chairman

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Date