

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

Minutes of Committee Meeting held on

Friday, 1st June, 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), Tom Shaw, Terry Gleeson, Arnold Vandenhurk.

Nole Beardwood, Retirement Living Community Manager.

Ailyn Lewis Retirement Living Community Assistant Manager.

Apologies: Nil.

In attendance: Mark Eagleston, Territory Operations Manager, Aveo.

- 2. Confirmation of Minutes of BCC Meeting held on 3rd May, 2018.**

Accepted as a true and correct record.

Moved: Terry Gleeson.

Seconded: Tom Shaw.

- 3. Business arising from Minutes :**

3.1 Clothes Line wall, villa 104 - Ailyn Lewis.

Job completed. Elastic filler used on both sides of wall. Resident satisfied with job.

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

Outdoor back patio blind removed. Resident advised of procedure to follow in future to apply for approval for any external addition or alteration on villa.

3.3 Window frame paint affected by recent wash down of villas - Ailyn Lewis.

Nole Beardwood to address issue as villa is Leasehold.

3.4 Wash down of villas review - Ailyn Lewis.

Main issue was fact that painters came to a number of villas a day early and many residents were unprepared - e.g. moving outdoor furniture, putting towels behind doors, etc. Higgins will approach job next year aware of these issues!

3.5 Situation re Budget planning meetings - Ailyn Lewis.

Budget planning meeting for Body Corporate Sinking Fund will take place later this a.m.

3.6 Garden Watering system at Car Park entrance, Links Cove - Ailyn Lewis.

Leak in main watering system near front pedestrian gate had to be fixed quickly. All systems now connected and operating.

- 4. Outward Correspondence:**

4.1 Gwen & Kevin Matthews, 12/5/2018 - re Window Frame Paint after wash down.

4.2 John Whittaker, 12/5/2018 - re Electricity Tariffs.

4.3 Mike Jordan, 12/5/2018 – re Speed Humps installation.

Endorsed: John Weeden.

Seconded: Terry Gleeson.

5. Inward Correspondence:

5.1 Ailyn Lewis, 3/5/2018 – re Speed signage quote.

5.2 Mike Jordan, 5/5/2018 – re Reports for Termite Inspections.

5.3 Mike Jordan, 10/5/2018 – “Contradiction to the Minutes of BC Meeting held on 3 May 2018.”

5.4 Mary Wearing Smith, 12/5/2018 – Suggestions regarding alternatives to Speed Humps.

5.5 Mike Jordan, 12/5/2018 – Request to withdraw correspondence dated 10/5/2018.

5.6 Mick & Nellie Wallace, 13/5/2018 – Re: Damaged Roof Tiles.

5.7 Mike Jordan, 16/5/2018 – Suggestions regarding Speed Hump alternatives.

Accepted: Arnold Vandenhurk.

Seconded: John Weeden.

6. Business arising from Correspondence:

6.1 (re 5.1) Ailyn Lewis obtained a quote for a “smiley” sign (which lights up & displays speed of approaching vehicle) but at \$8,500 the Body Corporate Committee did not consider this to be an option!

Two residents, Mary Wearing-Smith & Mike Jordan have listed some suggestions to control speed within the village. These will be investigated before, and presented at, the AGM in September. Some may even be trialled prior to September.

The consensus was that not only do tradies, outside Care Agencies, visitors & the postman regularly exceed the speed limit, but also some residents can be added to the list of offenders!!

Nole Beardwood suggested that if contractors who regularly exceed the speed limit are identified, Management can follow up and speak with the offenders.

6.2 (re 5.2) Alli Holmes has contacted Flick who state that Termite Reports will be printed and sent to Alli for distribution to residents – new staff member at Flick is reason for delay.

6.3 (re 5.3) See item 5.5 request that this letter be withdrawn. Noted and filed.

6.4 (re 5.4) BCC members are appreciative of ideas listed by Mary Wearing-Smith to help control the speed issue within the village. Some ideas will be trialled immediately whilst others will be listed for presentation at the AGM in September.

6.5 (re 5.5) Noted & filed.

6.6 (re 5.6) Mick & Nellie Wallace ask when the “programme in the future for roof inspections and tile repairs where necessary, may take place.”

This is a discussion which the Budget Finance sub-committee will have when they meet later this morning.

6.7 (re 5.7) Suggestions by Mike Jordan regarding road signage to control speed within the village were received and have been taken on board to be investigated, and in some incidences trialled, over the next few months.

BCC members have asked Nole Beardwood to follow up the cost of “smiley” sign (query whether any cheaper here on the Coast?) as well as road stencils to paint larger speed signs on roadways.

7. Treasurer's Report : John Weeden.

This report is based on the financials for April 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 nine months is \$106,120 compared to the budget ytd figure of \$107,777.

EXPENSES:

Expenses for April were shown in five Account numbers:-

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

R&M Antennae:- \$221 to Sunshine Antenna Svc to investigate no signal.

R&M Plumbing:- \$1,574 to Eastern Plumbing Group.

R&M Gardens & Grounds:- \$44 for general hardware items.

Painting:- \$32,981:- to Higgins as part of maintenance painting programme.

After ten months of the year there are four accounts where the actual expenditure has exceeded the year's budget but total expenditure of \$141,847 is just below budget ytd of \$142,629 and well below total budget of \$171,155.

BALANCE SHEET:

The Balance Sheet for April showed a Cash balance of \$71,775 which agrees with the Bank Statement.

Term Deposits totalling \$250K are also shown.

Net Assets were \$298,691.

Moved: John Weeden. **Seconded:** Arnold Vandenhurk.

8. Community Manager's Report : N/A

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

- Problem with a number of solar street lights. Condensation is causing a problem as well as a number of the lenses which are also failing.
There is also a problem that if the "head" of the unit fails, the whole unit has to be replaced! Ailyn is still waiting for some prices of replacements from the supplier.
Problems such as the above constantly remind us that our village is now 15 years old which can possibly account for some of these failings!

10. General Business :

10.1 Aveo is attempting to centralize the Procurement Process to gain the best price for a number of services used and contracted by all its villages, as well as to also take the "pressure" off Village Managers.

Each village is different in their relationship with their contractors and Aveo will not make a "blanket" decision which all villages must abide by!

Aveo will not come in with a one rule fits all, as they understand that if a village has a good relationship with a certain contractor, e.g. in PSCC's case with Program Property Services and Flick, then this should be respected and maintained.

10.2 AGM preliminary Notices and Nomination Forms will go out on Sunday/Monday i.e. 3rd/4th June. Nominations and Motions to be returned by 30th June, 2018.

10.3 Cheryl Hodges queried annual changing of smoke detector batteries. Would this be done this year by John Chester on a rotational basis? Ailyn Lewis to organize with residents to supply batteries.

10.4 Interesting, useless information if you are curious as I was!!

What are the coloured tear drops painted on roadways throughout the village?

Yellow = hydrants; **green** = water access; **blue** = irrigation system!

Now we all know!!!

Date of next meeting: Friday, 6th July, 2018 at **9.00am** in Gracemere Manor.

Close of Meeting: 10.20am

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Chairman

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Date