

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 6<sup>th</sup> July, 2018.**

**Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

**Meeting commenced:** 9.09am

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

Nole Beardwood, Retirement Living Community Manager.

**Apologies:** Ailyn Lewis.

- 2. Confirmation of Minutes of BCC Meeting held on 1<sup>st</sup> June, 2018.**

Accepted as a true and correct record.

**Moved:** John Weeden.

**Seconded:** Terry Gleeson.

- 3. Business arising from Minutes:**

**3.1** Window frame paint affected by recent wash down of villas – Ailyn Lewis.

Matthew (Higgins Painters) suggested we refer back to manufacturer/supplier as structures could still be under warranty! Ailyn Lewis has contact information and will follow up.

**3.2** Progress on Speed Humps & Road Stencil Speed Limits – Nole Beardwood.

Nole Beardwood has obtained costings on Heavy Duty Steel Speed Humps - (refer Nole's Report Item 8).

**3.3 Solar** Street Light repairs/replacements – Ailyn Lewis.

Supplier has been contacted again and will send more heads to replace faulty ones. This, however, cannot be done until the weather improves!

- 4. Outward Correspondence:**

**4.1 Pat** Charlwood, 8/6/2018 – Information submitted to Pat regarding replacement of dishwasher in ILU as per PID.

**4.2 Mick** & Nellie Wallace, 9/6/2018 – Re: Future roof inspection programme.

**4.3 Mary** Wearing-Smith, 9/6/2018 – Acknowledgement of suggestions for speed control in village.

**4.4** Mike Jordan, 11/6/2018 – Acknowledgement of suggestions for speed control.

**4.5 Pat Charlwood**, 11/6/2018 – Re: Further information regarding replacement of dishwasher in an ILU unit.

**Endorsed:** John Weeden.

**Seconded:** Tom Shaw.

## **5. Inward Correspondence:**

**5.1** Vivien & Frans Kroese, 6/6/2018 – Thanks for prompt glass replacement.

**5.2** Pat Charlwood, 7/6/2018 – Requesting dishwasher replacement at villa.

**5.3** Pat Charlwood, 9/6/2018 – Questioning quoted clauses in PID in reference to replacement of dishwasher in an ILU.

**5.4** Pat Charlwood, 12/6/2018 – Acceptance of Secretary's comments re PID information regarding replacement of a dishwasher in an ILU.

**5.5** Sandy Ferber, 2/7/2018 – Re: Speed hump solutions.

**Accepted:** Arnold Vandenhurk.

**Seconded:** Terry Gleeson.

## **6. Business arising from Correspondence:**

**6.1 (re 5.1)** BCC members appreciated letter of thanks from Frans & Vivien Kroese.

**6.2 (re 5.2)** Pat Charlwood advised of a resident's responsibility to replace a dishwasher as per his PID.

**6.3 (re 5.3)** Noted and filed.

**6.4 (re 5.4)** Noted and filed.

**6.5 (re 5.5)** Nole Beardwood will contact Manager of Hibiscus Retirement Village at Buderim Meadows to discuss installed traffic control at their front gate – i.e. cost and effectiveness.

## **7. Treasurer's Report:** John Weeden.

Due to a new Accounting System currently being installed at Head Office, our account figures are not available from Head Office, so no report this month!

## **8. Community Manager's Report:** Nole Beardwood.

### • **Smoke Detector batteries**

- Commencement of replacement smoke detector batteries have started, many residents are supplying their own to be installed, however a small purchase of batteries has been completed for residents who don't and fee's will be charged accordingly. Update to follow on progress next meeting.

### • **Speed Hump costings and quotes – update**

- As per recent meeting, cost calculated @ \$23,270 + GST for installation of nine Steel Heavy Duty Speed Humps in strategic locations throughout the village (as advised by OHS Rep if required). VM to consult with other Village Managers in region for feedback on any villages that may have installed speed humps prior and advise committee.

### • **Roof Tile inspection**

- Quote received from Boss Building Maintenance (as presented) – awaiting a further quote from DS Roofing for comparison

### • **Kwik Kerb inspection & quote**

- VM has requested quotes to be supplied from Boss Building Maintenance and SC Kerb & Channel for a linear metre cost for replacement of the cracked and broken Kwik Kerb. Boss Building Maintenance has advised that proceeding with a like for like replacement with concrete is not recommended – they have provided the alternate product that is a paver style and will provide a quote based on this product (awaiting quote). SC Kerb & Channel advised that they will not provide a quote based on a site inspection, however are happy to provide a quote based on village providing them information on how many meters are required – VM to discuss with committee.

- **Road sign stencil – update**

- As per meeting with BC committee, placement of speed sign locations has been determined, VM is awaiting feedback from Seton's on the possibility of exchange for the current stencil purchased as the letters are too small (200mm) – if exchange is possible, will look to increase size to 300mm – 400mm. VM to update next on progress.

- **Signage request – Aveo signs**

- VM has received request from Development to have the following Aveo signs installed, VM seeking approval from committee to forward to development.

- **Flick update – Lot 3 & Termite inspection**

- VM has met with representative from Flick in regard to proposal for ongoing termite protection for Lot 3, in regard to feedback from committee surrounding options for service in current contract vs old contract in place – rep advised this is just a wording change in new contract scope document; actual scope of service is exactly same as original contract. Increase in contract price has been added into next year's sinking fund budget.
- In addition, Flick was on site Monday 2<sup>nd</sup> July to investigate report of termite activity in Lot 3 (outside Villa 42) – they have advised, "no termite activity noted in garden of 42 at time of inspection".

- **Letter for carpark parking barriers – visitors parking**

- VM has received a request from Villa 114 (Mr A & Mrs M Vandenhurk) in regard to installation of car parking curbing in the new visitor's carpark area. The installation will prevent vehicles from parking too far forward and damaging the resident's gardens in Villa 114, VM will look into costs to install curbing in parking spaces adjacent to Villa 114 and discuss with committee. VM to provide update next committee meeting.

- **Bin Bay Cleaning – Villa 71 & 72**

- As per request of resident, Bin Bay for Villa 71 & 72 has been pressure cleaned – area is much improved as per images below. VM will conduct an audit of Bin Bays and ensure they are cleaned and checked as needed.

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

N/A

**10. General Business:**

**10.1 Nole** Beardwood had a verbal request from a resident to cut back two hedges on corner of Villa 101. Resident is concerned when backing out from covered car park that vision of cars from Links Cove is compromised. BCC members agreed that "manicured" tree should be maintained as is, but that the adjacent hedge could be cut back. Also suggested that resident back into car parking space and is aware of mirror at bin bay at end of Links Cove. Nole to follow through with Viv.

**10.2 Nominations received** for Body Corporate Committee positions 2018/2019 –

Chairman: Jackie Stewart

Secretary: Cheryl Hodges

Treasurer: John Weeden

Ordinary Committee members: (in alphabetical order)

Terry Gleeson, Tom Shaw, Arnold Vandenhurk, Bronwyn West.

- ❖ In accordance with the Body Corporate and Community Management (Standard Module) Regulation 2008, as the number of candidates does not exceed the required number for Committee positions, there is no need for an election at the AGM.
- ❖ The only Motion received to be added to the Agenda was the Body Corporate Motion regarding Speed Humps within the village.

**Date of next meeting:** Friday, 3<sup>rd</sup> August, 2018 at **9.00am** in Gracemere Manor.

**Close of Meeting:** 9.55am

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Chairman

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Date