

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 3rd August, 2018.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 9.02 am

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

Nole Beardwood, Retirement Living Community Manager.

Apologies: Tom Shaw. Ailyn Lewis.

- 2. Confirmation of Minutes of BCC Meeting held on 6th July, 2018.**

Accepted as a true and correct record.

Moved: Arnold Vandenhurk.

Seconded: Terry Gleeson.

- 3. Business arising from Minutes :**

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

Report from Higgins Painters that it was a fault in the window frame coating.

Nole Beardwood investigated the contract of the original installers but as villa is well outside the warranty period, nothing can be done by the original contractors!

3.2 Solar Street Light repairs/replacements – Ailyn Lewis.

All solar lighting repairs/replacements completed except one which needs to be replaced by the manufacturer. Still waiting for this one!

3.3 Speed Hump information update from Buderim Meadows Village – Nole Beardwood.

Refer to Nole Beardwood's report, Item 8.

3.4 Quotes for Roof Tile inspections & Garden Edging – Nole Beardwood.

Nole Beardwood is still waiting for more quotes from contractors. Viv has done a report for Nole on the state of the garden edging throughout the village, so that is now on record for future reference. Suggestions for consideration have also been made in the report.

3.5 Car Parking Barriers – Visitors' Car Park next to Villa 114 – Nole Beardwood.

Nole Beardwood has sourced car parking barriers to be installed on one side of the Links Cove car parking area. Eight rubber barriers at a cost of \$792 + GST + delivery were suggested by Nole. This purchase was passed unanimously. Barriers will be installed by John Chester.

- 4. Outward Correspondence:**

4.1 Sandi Ferber, 9/7/2018 – Acknowledgement of ideas for traffic control.

4.2 9/7/2018 - Jackie Stewart, Cheryl Hodges, John Weeden, Terry Gleeson, Tom Shaw,

Arnold Vandenhurk. Bronwyn West – acknowledgement of Nomination Forms submitted.

Endorsed: John Weeden.

Seconded: Terry Gleeson.

5. Inward Correspondence:

5.1 Trevor & Gayle Davis, 10/7/2018 – Re: Small crack in front window of Villa.

5.2 Trevor Davis, 12/7/2018 – Re: Small crack in Villa window.

5.3 Steve Hill, 25/7/2018 – Re: Installation of Speed Humps.

5.4 Maria Husbands, 30/7/2018 – Re: Height of hedges at garage entrance.

Accepted: Arnold Vandenhurk.

Seconded: John Weeden.

6. Business arising from Correspondence:

6.1 (re 5.1) Upon inspection it was decided that the window will not be replaced at this time.

The residents are not sure how long the chip has been there, could have been 6 months or more as it was discovered by the window tint tradesman on a visit.

Nole Beardwood asked PPS if they would replace the window but they declined as the resident sometimes mows his own lawn and no-one knows when the chip appeared.

It is not the BC's responsibility to replace the tint film as this is an item that was originally installed at the resident's own cost.

This correspondence has been noted and Minuted and we suggest that if the crack/chip gets any worse, the residents should advise the Body Corporate & we will then re-assess.

6.2 (re 5.2) As a preface to this letter I reiterate that as the installation of speed humps is on Common Property, & would cost a considerable amount of money, the BCC was advised to give residents a vote on this issue.

Steve raised several points to be addressed –

- 1) "Do ALA residents have to pay?" On the assumption that Steve means AWLH residents, the answer is "Yes." AWLH residents pay their levies to Aveo (as we all do) & the applicable amount is paid each month into the BC Sinking Fund.
- 2) Steve states - "How hypocritical can BCC be when it asked SAAC to remove its steel speed humps? It was, in fact, the Residents' Association Committee who approached St Andrews Anglican College to remove the speed humps installed on the road way along the back of the villas in Beachgrass Crescent.
- 3) Re: the 10kph speed limit. Steve suggested this should be raised to 15kph. However, as it was explained at the recent RAC Quarterly Meeting, most people already travel at 15kph, so if we were to raise the speed limit to 15kph, we would no doubt find that cars were driven at 20kph – a "no-win" situation!!
- 4) Other points expressed by Steve concerned the safety of pedestrians and noise pollution.

The BCC suggests that Steve raises these concerns at the Body Corporate AGM in September when the Motion to install speed humps is presented.

7. Treasurer's Report : John Weeden.

You will recall that there was no report for the last BCC meeting because financials for May 2018 were not published. This was because Accounts were moving to a new system and they did not want any incorrect figures released. This move has now been completed and

figures are now available for June and the total year. This report is based on those financials.

INCOME:

The total figure for income for the whole year was budgeted to be \$131,493 but the total actual income was \$136,127 – a positive variance of \$4,633. This was made up of a positive variance of \$4,334 in contributions from all ILUs and SAs; a negative variance of \$607 in interest on our working account and a positive variance of \$906 in interest from Term Deposits.

EXPENSES:

Total expenses for the year were budgeted at \$171,155 but the total actual expense was \$163,124 – a positive variance of \$8,030.

Taking the two variances into account means the Sinking Fund finished \$12,664 better than the Budget.

BALANCE SHEET:

The Balance Sheet for June showed a Cash balance of \$42,621 which agrees with the Bank Statement.

Term Deposits totalling \$250K are also shown. Net Assets were \$299,988.

8. Community Manager's Report : Nole Beardwood.

• **Smoke Detector batteries**

VM can advise that smoke detector battery program has been completed. Program has been added to periodical maintenance schedule for same time – 2019.

• **Speed Hump information update – Buderim Gardens (Item 3.3)**

VM has consulted with Village Manager at Buderim Gardens in regards to positioned speed sign that had recently been installed at Buderim Gardens (and several other Lend lease villages) – advise was that did not really have much of an affect as residents would slow near sign and then increase speed once past sign. Also was costly to install (\$11k) and did have option of taking downloadable photos via mobile app – however, this provided a challenge legally also with privacy act etc. VM has also spoken with other Aveo VM's in relations to speed humps being installed and feedback was also negative, example was from Antonio VM Lindsay Gardens explained that they are a trip hazard to residents on walkers and that noise is issue as well as people speeding between each speed hump location.

• **Roof Tile inspection – Quotes (3.4)**

Quote received from Boss Building Maintenance (as presented) – VM chasing quote from DS Roofing for comparison

• **Kwik Kerb inspection & quote**

VM chasing Boss Building Maintenance for quote per linear meeting. VM has had Programmed (Viv) conduct an audit of all problematic garden edging areas and plantings – total of 276 meters required to be replaced.

• **Road sign stencil – update**

No further update, VM still awaiting response from Seton's in regards to request for return and replacement of small stencil. VM to follow up as priority and advise. Aim to have works completed prior to next BC meeting.

- **Signage request – Aveo signs (update)**
VM has been advised that sign 1A & banner signs on St Andrew’s drive will be progressing / 1B has been knocked back by council and sign above Yarran Road entry – awaiting resident feedback from Villa 35 & 36 who are away until 8th August.
- **Cost for carpark parking barriers – visitors parking (3.5)**
VM has sourced quote from Seton Australia for Wheel Stops (1650mm) x 8 as required. Information on product below – cost per item = \$99 + GST + Delivery costs (\$792 + GST & delivery)
- **Path Pressure Washing Works**
VM organised through Programmed some pressure-washing works to address common areas and Lot 134 areas surrounding the manor, as you can see by images below – areas are much improved. Labour arranged at no cost and \$189+ GST machine hire will be charged to Maintenance Reserve fund – but great result for minimal cost. Also addresses the potential OHS issue of mould / slip and fall risk etc.
- **Pool (Heating)**
VM has approved cost (\$445) to repair faulty solar heater pump with Billabong Pool Supplies, as currently solar heating is not working. VM has spoken with Nick (Service Manager at Billabong) about improving efficiency of solar heater pump. Nick has advised Solar isn’t geared for full year round use (only affective 1 month into Winter), options are to place cover over pool when not in use (not an ideal solution for residents) or solar / electric. VM has arranged for Chris from Billabong to conduct site visit and quote on cheapest option and will present to Residents Association Committee. VM Has received several complaints from residents in regards to current solar system and its inadequacies.

9. Community Assistant Manager’s Report: Ailyn Lewis.
N/A

10. General Business :

10.1 Terry Gleeson – Noted that bricks in roadway in Sea Oak Drive are breaking up again. This has also happened in several other areas. Nole Beardwood to follow up.

10.2 Terry Gleeson – Re: Gym – requested cleaning of two lights in gym room.
Nole Beardwood to follow up.

10.3 Jackie Stewart – Re: Gardeners – asked regarding the checks taken when gardener absent & “new” face in village as there is no official “Sign On” sheet for their attendance. Nole Beardwood to speak with Myles Porteous (PPS).

10.4 Jackie Stewart re Aveo bus – Jackie queried whether bus can be used for additional outings apart from the scheduled excursions to shopping centres?
Nole Beardwood agreed that this asset should be more fully utilized and will speak with the RAC at their next meeting.
Although John Chester can drive on these extra outings, we do have two residents who hold a licence to drive the bus. We also need to be mindful that John is not taken away from his maintenance responsibilities too often.

10.5 Nole Beardwood – an update on the Programmed Property Services contract – BCC members had asked for clarification regarding position when a gardener is on leave, are they replaced? Nole explained the process of replacement (or not) which is according to time of year when leave is taken.

Date of next meeting: Friday, 7th September, 2018 at **9.00am** in Gracemere Manor.

Close of Meeting: 10.10 am

Chairman:

Date: