

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

Minutes of Committee Meeting held on

4th October, 2019

Gracemere Manor,

21 Gracemere Boulevard,

Peregian Springs, QLD 4573

Meeting commenced: 9.00 am.

1. Attendance: George West (Chairman), Cheryl Hodges (Secretary), John Weeden (Treasurer), Tom Shaw, Terry Gleeson, Pat Bowen, Arnold Vandenhurk.
Nole Beardwood – Retirement Living Community Manager.

Apologies: Nil.

2. Confirmation of Minutes of BCC meeting held on 6th September, 2019.

Minutes accepted as a true and correct record.

Moved: Terry Gleeson.

Seconded: John Weeden.

Confirmation of Minutes of Body Corporate AGM held on 27th September, 2019.

Minutes accepted as a true and correct record.

Moved: Tom Shaw.

Seconded: Terry Gleeson.

3. Business arising from Minutes :

3.1 Cracked tiles, rear patio, villa 111 – Cheryl Hodges.

Nole Beardwood to speak with Luke (Action Maintenance) next week & ask him to review his quote, providing the Body Corporate with the cheapest course of action that can be taken.

Motion: “That the job is carried out & completed at the cheapest alternative/quote given by Luke – i.e. (a) replacement of 2 tiles OR (b) acceptance of quote for \$1,350 + GST which includes removal & replacement of support post.”

Moved: Pat Bowen. Seconded: Arnold Vandenhurk. Passed unanimously.

3.2 Rotting fence post (rear of villas 78 & 79) – Nole Beardwood.

Refer to Manager’s Report, Item 8.

3.3 Villa 129 re faulty replacement of artificial grass area – Nole Beardwood.

John Chester (Maintenance) will address this issue next week.

3.4 Exhaust Fan Quote, villa 73 – Nole Beardwood.

This item, as confirmed by Cathy Pashley, BC Advisor to Aveo, is a resident’s responsibility. Nole Beardwood has informed resident who will now have this item repaired at her cost.

4. Outward Correspondence:

Nil.

5. Inward Correspondence:

5.1 Cc from Isabel Burnett to Nole Beardwood, 10/9/2019 – Re: Resolution of excess water charges.

5.2 Pat Charlwood, 14/9/2019 – Re: Rear patio cracked tiles quote.

5.3 Blair Clifford, 16/9/2019 – Re: Removal of 2 x native Emundi trees – rear of property.

Received: John Weeden.

Seconded: Tom Shaw.

6. Business arising from Correspondence:

6.1 (re 5.1) Noted & filed.

6.2 (re 5.2) Refer Item 3.1

6.3 (re 5.3) Unfortunately the Body Corporate cannot have these trees removed as they are natives & under Council Regulations cannot be cut down! However, we are looking to see if these trees can be relocated to a different area. Nole will address the issue with Viv.

7. Treasurer's Report : John Weeden.

This report is prepared for the October BCC meeting with the financial information available for August.

INCOME:

We still have not seen the Statement of Income & Expenditure for July and the descriptions on the August Statement are different to those used in the Budget document.

eg. In the Statement of Income we have:-

“1772 Sinking Fund Contribution – NT

1773 Sinking Fund Contribution – Taxable

1774 Sinking Fund Contribution – C/Prop”

What does NT and C/Prop mean? The descriptions in the Budget are:-

“1772 Body Corp Sink Fund Lot 134 Ta

1773 Body Corp Sinking Fund ILU Tax

1774 Body Corp Sink Fund Lot 183 Tax”

I feel the descriptions in the budget are more accurate so why can't the Statement of Income be adjusted to agree?

In both the Budget and the Statement of Income is an item relating to Aveo Way contribution to the Sinking Fund. In the Budget this is zero because the income is based on the total number of ILUs and SAs. When a freehold ILU or SA is sold it becomes an Aveo Way lease so the number of lease ILUs and SAs can vary throughout the year. However, when the income is collected each month it is listed separately against freehold and Aveo lease ILUs and SAs so to compare actual income versus budget it is necessary to add Aveo contributions to Recurrent Charges Income. For August the ytd total income was \$26,415 compared to a ytd budget of \$28,344 (or \$1,929 short)

There are two other items of income; interest on the working account of \$18.07 and on the term deposits of \$1,835.

Are these actual or accrued amounts?

EXPENSES:

From the Statement of Expenditure there was expenditure in five accounts:-

Quantity Surveyor Reports; \$131 This is an accrued amount.

Schedule Maintenance – Lifts: \$576 *There is no money in the Budget and I thought this had been moved to the GSF. Can this be confirmed, please?*

R&M Plumbing: \$1,467. Waste gully blocked at V185.

R&M Garden & Grounds: \$1,425 This was for a six monthly service of irrigation system (\$463), landscape material(\$903) and misc hardware (\$59)

R&M Antennae: \$463 Replace broken antenna at V15

BALANCE SHEET:

On the Balance Sheet are listed five Term Deposits totalling \$251,260 and a working account of \$29,303 (which agrees with the Bank Statement).

Total Accounts Receivable was \$23,613 and Total Liabilities was \$6,964 giving Net Assets of \$297,211.

TERM DEPOSITS:

According to my records two Term Deposits (Acc Nos 12-446-5328 and 76-295-8231) were due to mature on 21August 2019. *Were we asked as to our intentions regarding these deposits or were they just rolled over? If so we need investment details of these new deposits.*

Also, there are two more Term Deposits (Acc Nos 85-085-6593 and 85-079 7108) due to mature on 30 November 2019. Before that date we need interest rates for varying terms so we can make an informed decision as to what we should do.

Moved: John Weeden.

Seconded: Cheryl Hodges.

8 Community Business Manager's Report : Nole Beardwood.

- **Cracked tile repair for rear patio Villa 111 (3.1)**

- VM has sourced two quotes for repair of Tiles in V111.
- \$1,350 + GST – Action Maintenance
- \$1,536 + GST – Noosa Own Building
- VM unable to verify with Luke (Action Maintenance) as he is currently on leave, VM will confirm when he returns and come back to committee.
- VM currently sourcing 3rd quote / TBC

- **Rotting Fence Post – rear of V78 – V79 (3.3)**

- VM has received quote from Fencescape to dismantle and remove approx. 18mtrs of fence posts and to supply and install new fence posts to marry in with existing @ \$3,780.
- VM has met with Mike (Facilities Manager St Andrews) and reviewed area in question. Mike is sourcing alternate quote for comparison and has agreed to 50/50 cost sharing proposal.
- VM to update next meeting.

Outcome: The issue is with water & silt backing up after rain, flooding back yards & causing fence posts to disintegrate. Body Corporate Committee members agreed that following receipt of St. Andrew's quote, the project will proceed on the basis that the cheapest quote will be accepted! However VM to investigate the issue with the water and silt build up.

Pending / New action items:

- **New street signs installation**

- VM can advise installation of new street signs has been completed.
- VM following up with Marketing in regards to allowance of funds supplied for new Map

- **Trip Hazard Identification report**

- VM to present recent Trip Hazard identification report as completed by Safe Footpaths and discuss with committee.

Outcome: Committee members will receive copies of report for discussion at next BCC meeting.

Resident Concerns – feedback for discussion

- **Alterations and Additions requests:**

- VM to discuss the following with committee for approval:
- Solar Power Request – V153 – **Approved.**
- Extension of Security Screen panelling at rear patio – V137 – **Approved.**

- **Road Signage / Street Signage Suggestions**

- VM has been approached by a resident with the following suggestions:

- Add villa numbering (Lot 3) to new street signs as follows:

“Beachgrass Crescent”

Villas 179 – 154 and 153 -126

“Crestbrook Place”

Villas 70 – 4 and 42 – 15

Outcome: As villa numbers in these streets are not in sequence, Committee members rejected this idea as too confusing.

- A “Watch for Pedestrian Sign “to be added to each pole.

Outcome: The onus is on pedestrians to walk on footpath where provided or on correct side of road – i.e. facing the on-coming traffic!

- Suggestion for Line Marking for pedestrians at the connection between Crestbrook and Beachgrass

Outcome: Not deemed to be feasible.

- VM to discuss suggestions with Committee

Other issues put forward by Nole:

- a) Yarran Road gate has given a lot of trouble & maintenance costs are rapidly rising!

Serviceman’s response is that the gate is too large & heavy for the site.

Cost of repairs to gate is becoming a drain on the Budget, so Nole proposed that a timer be placed on it to operate the same open/close hours as the main entrance gate on Gracemere Blvd.

We should then get longevity & maintenance costs should reduce considerably.

Motion: “That the two entrance gates – i.e. Yarran Road & Gracemere Blvd., will close at 6.00pm each evening & open at 6.00am each morning. Both gates to remain open during the day.”

Moved: Pat Bowen. **Seconded:** Terry Gleeson. Unanimously agreed.

- b) George West asked if action on Bollards & Roadway Repairs could be started ASAP.

Nole Beardwood to report on up-dated quotes for action next BCC meeting.

9. General Business :

9.1 Distribution of BCC Minutes to Aveo Way residents – George West & Cheryl Hodges.

In an effort to improve communication & awareness of Body Corporate matters to Aveo Way residents, Committee members decided to circulate an email address request form to all Aveo Way residents to elicit a response from anyone who would like to have Body Corporate Committee Minutes sent to them each month via email. As frequently

stated in the Newsletter, our Minutes are posted on the gracemerecc.org web site as well as copies placed on the Notice Board at the entrance to the Library. However, I would be happy to add Aveo Way residents' names to the email list of BCC Minutes' recipients each month.

9.2 Following a very disappointing attendance of Lot Owners at the recent BC AGM, Pat Bowen suggested that the Body Corporate should consider holding an Information Meeting a couple of times a year, where Lot Owners could openly discuss issues of interest &/or concern. Aveo Way residents would also have the opportunity to have issues addressed at the meeting through their representative on the Body Corporate Committee, Nole Beardwood.

George West stated that there were many opportunities for all residents to gain information, and have input into the affairs of the Body Corporate, he mentioned that he always asked for any questions from all residents at the end of his report at the RAC quarterly meetings. After much discussion it was agreed that this matter would be placed on the agenda for the next BCC meeting for further consideration.

Date of next meeting: **Friday, 1st November, 2019 at 9.00am** in Gracemere Manor.

Close of Meeting: 10.55 a.m.

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Chairman

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Date