

Body Corporate for Aveo Peregian Springs
Country Club - C.T.S. 31142
21 Gracemere Blvd.,
Peregian Springs. Qld. 4573



MINUTES OF EXTRAORDINARY ANNUAL GENERAL MEETING
OF THE BODY CORPORATE
held on 25th September, 2020 at 10.00am
in Gracemere Manor.

Meeting opened at 10.10am

1. Attendance, Apologies & Guests:

Attendance: Chairman, George West, Secretary, Cheryl Hodges, Treasurer, John Weeden, Committee members - Pat Bowen, Terry Gleeson, Tom Shaw.
Richard O'Connell, Community Manager.

Apologies: Arnold Vandenhurk.

Guests: Nole Beardwood, Community Operations Manager, Qld. North,
Cathy Pashley, Principal/Strata Manager, North Shore Body Corporate (Consultant to Aveo), Jayme Heathcote, North Shore Body Corporate .

2. Admittance of Postal Voting papers:

Total number of Postal Votes received:

Lot Owners – 32

Richard O'Connell (Aveo Way Leaseholders) – 124.

3. Appointment of Scrutineers:

Cathy Pashley with assistance of Committee members.

4. Chairman's Report: George West.

BCC AGM Chairman's Report 25th September 2020

Not a lot to report this year. As you all are very aware, the dreaded Covid Virus shut down all activities, other than emergency repairs, from March until July 2020.

However, prior to the shutdown the roof repair program was completed, trip hazards were identified and the major hazards were eliminated.

It was decided that due to the frequency and cost of continually repairing the Yarran road gate that this gate would remain open during the day in conjunction with the main Gracemere Boulevard gate.

Plumbing in the village remains a major concern, mainly relating to drains and mains water supply. The budget for last fiscal year was overspent by \$12,000, consequently the budget for plumbing works for this fiscal year has been increased from \$10,300 to \$25,000. There has been a number of repairs carried out in the first three months of this new fiscal year.

On a more positive side, the painting and washdown could not go ahead until after the shutdown which meant that this large expense was pushed into the current fiscal year resulting in a healthy surplus for the sinking fund in fiscal 2019/2020. All going well by the end of this fiscal year we should be right on the amount of funds in the sinking fund recommended by the Quantity Surveyor. A few years earlier than expected.

Looking ahead, plumbing issues will continue to be a major expense, however AVEO will fund some much-needed repairs to the roads in the village.

The lighting in the village is taking a lot of time and effort to resolve. The committee and management agree that it is a waste of time replacing bollards with bollard as they do not provide enough light to ensure the safety of residents out and about after dark.

Consequently, overhead solar lights have been identified as the answer. The bad news is that the total cost is \$90,000. The committee, and the community manager believes that this should be capital replacement and AVEO should ware the cost. Unfortunately, the Community Manager does not make the decisions, having said that, three formal quotes will be sourced and presented to senior AVEO management by the Community Manager.....fingers crossed. Failing this other funding measures can be investigated.

To finish, I would like to thank all the committee members for their extensive input during the last 12 months, we do work as a team, no Prima Donnas in this group! Unfortunately, Terry Gleeson will not be involved in the next 12 months as after six years as a committee member he has decided to take a well-earned break. His valuable contribution will be missed. All of the other existing committee members will soldier on for the next twelve months for which I am very grateful.

On behalf of the committee, and all Lot owners, I would like to thank Richard O'Connell for his input and support for the Body Corporate and its endeavours.

5.

MOTIONS:

MOTION 1:

Ratifying the Minutes – proposed by the Committee.

That the Minutes of the previous annual general meeting held on 27th September, 2019 as recorded in the Body Corporate minutes be ratified.

Yes: 155

No: 0

Abstain: 1

The Chair declared the Motion passed.

MOTION 2:

Statement of Accounts – proposed by the Committee.

That the annual statement of accounts for the financial year 1/7/19 to 30/6/20 be received and adopted.

Yes: 155

No: 0

Abstain: 1

The Chair declared the Motion passed.

MOTION 3:

Proposed by the Committee.

That the administrative fund budget showing nil income and nil expenditure for the next financial year is approved on the basis that the expenditure that would normally be paid from the administrative fund is being met by Australian Retirement Homes Ltd from the general services charge paid by residents of the scheme under the terms of the Caretaking Agreement.

Yes: 154

No: 0

Abstain: 2

The Chair declared the Motion passed.

MOTION 4:

Sinking Fund Budget and Contributions – proposed by the Committee.

That the sinking fund budget included with meeting notice is approved and pursuant to Section 139 (1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Sinking Fund contribution for the year ending 30 June 2021 be \$227,413 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regular 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of \$43.17 per lot entitlement.

It is further resolved that, pursuant to Section 141 (3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Treasurer be authorised to issue the levy notices for the first five months of the following financial year at the interim rate as fixed by the Committee.

Yes: 155

No: 0

Abstain: 1

The Chair declared the Motion passed.

MOTION 5:

Audit – proposed by the Committee.

That the Body Corporate's Statement of Accounts for the financial year ending June 30th 2020 NOT be audited.

Yes: 154

No: 2

Abstain: 0

The Chair declared the Motion passed.

MOTION 6:

Appointment of Auditor – proposed by the Committee.

That in the event of an audit being required, the audit of the Books and Accounts of the Body Corporate shall be carried out by Ernst and Young. (This motion is necessary in the event of an audit being required).

Yes: 28

No: 3

Abstain: 1

Void:

This Motion is now not required.

MOTION 7:

Insurance – proposed by the Committee.

The following insurance be confirmed:-

Building: Strata Insurer SUU

Public Liability: Ansvar Insurance / CGU Insurance

Broker/Agent: Gallagher Australia Pty Ltd

Period: 30/4/2020 – 30/4/2021

Sum Insured:

Building: \$75,000,000 Excess \$1,000.00

Public Liability: \$300,000,000. Excess \$1,000.00

Yes: 155

No: 0

Abstain: 1

The Chair declared the Motion passed.

6. Election of Body Corporate Committee for 2019/2020:

The Chairman, George West, assumed the role of Returning Officer for the Elections.

The Returning Officer declared all positions on the Body Corporate Committee vacant.

The following nominations were received for positions on the 2019/2020 BC Committee –

Chairman - George West.

Secretary – Cheryl Hodges.

Treasurer – John Weeden.

Ordinary Committee members – (in alphabetical order) Pat Bowen, Tom Shaw, Arnold Vandenhurk,

As these nominations comply with Sections 26(1) & 27(3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the nominees were elected unopposed.

7. Date of next Body Corporate AGM:

September, 2021.

8. Close of meeting: 10.40am

Chairman:

Date: