

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
8th April, 2021
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 8.55 am.

1. Attendance: George West (Chairman), Cheryl Hodges (Secretary), John Weeden (Treasurer), Arnold Vandenhurk, Tom Shaw, Pat Bowen.
Apologies: Richard O'Connell, Retirement Living Community Manager.
2. Confirmation of Minutes of BCC meeting held on 5th March, 2021.
Minutes accepted as a true & correct record.

Moved: Tom Shaw. Seconded: John Weeden.

3. Business arising from Minutes :
 - 3.1 Street lighting replacement – Richard O'Connell.
 - 3.2 Water quality & water filter replacements, villas 25 & 26 – Richard O'Connell.
 - 3.3 Rock wall issue at rear of villa 93 – Richard O'Connell.
 - 3.4 Villa 107, overflowing gutter – Richard O'Connell.

Items, 3.1 – 3.4 are addressed in Manager's Report, Item 8.

4. Outward Correspondence:
 - 4.1 David Gordon, 11/3/2021 – Re: Overflowing gutter on eastern side of villa.
 - 4.2 Sunshine Coast Council, 17/3/2021– Re: St Andrew's Anglican College Development.
 - 4.3 Karen Wright, Sect. RAC, 17/3/2021 – Re: Proposed Construction Development at St. Andrew's College.

Endorsed: John Weeden. Seconded: Arnold Vandenhurk.

5. Inward Correspondence:
 - 5.1 Jackie & Colin Wearne, 12/3/2021 – Re: Cracked tile on roof.
 - 5.2 Mary Wearing-Smith, 19/3/2021 – Re: Garage door replacement.
 - 5.3 Valerie Catlow, 22/3/2021 – Re: Gutter blockage.
 - 5.4 Tony Randello, CEO Aveo, 22/3/2021 – Introducing himself to Chairman, George West with hope that he can meet BCC soon.
 - 5.5 Tony Randello.CEO Aveo, 22/3/2021 – To Secretary, as above.
 - 5.6 K.Van Rangelrooy, L.P.Bowen, 31/3/2021 – Re: TV aerial replacement.

Received: Tom Shaw. Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:

6.1 (re 5.1) Addressed in Manager's Report, Item 8.

6.2 (re 5.2) Richard O'Connell will be asked to follow up this issue.

6.3 (re 5.3) Addressed in Manager's Report, Item 8.

6.4 (re 5.4) Noted & filed.

6.5 (re 5.5) Noted & filed.

6.6 (re 5.6) Approval given for reimbursement of costs for TV antennae replacement.

Residents are once again reminded to check with girls at Reception before proceeding with outside repairs/replacements to their villas.

7. Treasurer's Report : John Weeden.

This report is prepared for the April 2021 BCC meeting with the financial information available for February.

INCOME

The income from ILUs and SAs at the end of February was \$1,258 **below** the budget for the month and \$8,312 **below** the ytd budget.

EXPENSES:

During February there was expenditure in five Accounts.

Quantity Surveyor costs of \$134 – this is an accrued cost.

Contractor – Pest control:- \$1,215 – this is for the bait stations.

R&M Building:- \$640 for repair of damage at V173 (\$240) and treat termites at V163 (\$400). *This Acc at actual ytd of \$5,022 is over the total year budget of \$5,000.*

R&M Plumbing:- \$3,320 for drainage repairs at V93 (\$1,660), V167 \$1,525 and leaking shower at V45 (\$135). *The actual ytd is just below the budget ytd.*

R&M Garden & Grounds:- \$114 for minor items at Peregian Hardware.

Total Actual Expenditure ytd was \$128,924 which was **under** budget for the ytd (\$148,530).

BALANCE SHEET

The Balance Sheet for February is incorrect as it lists five Term Deposits totalling \$252,490: in August 2020 one of our Term Deposits **and its interest** was rolled over giving a total of \$253,411. The working account of \$100,900 agrees with the Bank Statement at 28 Feb 2021.

Total Accounts Receivable was \$27,126 and Total Liabilities was - \$5,251 giving Net Assets of \$375,265.

Moved that report be accepted: John Weeden. Seconded: Arnold Vandenhurk.

8. Community Business Manager's Report: Richard O'Connell.

3.1. Street lighting

- Aveo have requested further quotes on alternative solar lighting options. Please see attached a recent quote from KTM solutions for \$54,400 & \$43,636 for review.

Action: Chairman, George West will write a letter to Village Manager, Richard O'Connell with Ccs to Nole Beardwood, Richard Fahy & Tony Randello expressing the Committee's frustration at the perceived lack of decision & action by Aveo on the issue of lighting upgrade/replacement.

- **3.2. Water quality & water filters added to villa 25 & 26** No further issues from either villa. Suggest we take off the agenda and monitor over the next 6 months.

- **3.3. Rock wall at wall at rear of villa 93.** We have investigated the area and at this stage the rock wall is stable and not causing any structural issues. Suggested monitoring of the nearby tree and tree root growth.
Action: Off Agenda.
- **3.4 Villa 107 overflowing gutter.** Work has been conducted, but resident has indicated that there is still some over flowing water issues. A Plumber has been engaged to quote for additional down pipes to be added. Quote to be provided to BC for approval.
Action: Richard O’Connell will be asked to address this matter as one of great urgency.
Approval given for work to proceed. Off Agenda now.
- **New action items/Updates:**
Updates
 - **Manor fountain.** The fountain has been recently emptied and cleaned. Electrician has been asked to quote for repairs to the lighting and operation.
 - **Villa 13 Garage door.** Work has been completed and accounts organised with insurer. Door colour is very close to all other garage doors in area.
Action: Richard O’Connell asked to follow up issues identified in correspondence from Mary of gaps around door & nail holes in plaster.
 - **Villa 119 – over flowing gutter.** Work carried out and repairs complete. Suggested to resident to monitor.
 - **Villa 108 – cracked tiles & possible leak into window screen.** Repairs carried out, replacement roof tiles added to contractor’s work schedule when next onsite.
 - **Villa 120 – over flowing gutter.** Work carried out and repairs complete
 - **Higgins Painting annual schedule.** Painting program has started this week and will run for the next 3 weeks.
 - **Garden mulching plan.** See attached quote for mulch from Prograded. I suggest we place an order for 2 x 50m3 lots for May/June. Total costs \$9800 plus GST.
Action: Defer until next meeting as Committee members request more details on specific areas to be covered with that amount of mulch.
- Accounts –**
 - **R & M Building.**
 - Confirmation on \$327 for “ 100% final claim” was for 50% payment to Fencescape for gate repair to school. Error in description.

9. General Business :

9.1 Pat Bowen asked if Budget discussions for the next Financial Year regarding the Sinking Fund had commenced? Members are concerned that we should be already thinking about, & discussing, the SF Budget for next year.

It is important that we have a copy of the most recent Quantity Surveyor’s Report for involved Committee members to discuss at a Budget meeting.

Secretary to request a copy from Richard O’Connell.

Date of next meeting: **Friday, 7th May, 2021** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.30 am.

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Chairman

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Date