

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on**

**6<sup>th</sup> July, 2021**

**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, Pat Bowen, Arnold Vandenhurk.  
Richard O'Connell, Retirement Living Community Manager.  
Apologies: Nil.  
Visitor: Nole Beardwood.
  
2. Confirmation of Minutes of BCC meeting held on 4<sup>th</sup> June, 2021.  
Minutes accepted as a true & correct record.  
Moved: Arnold Vandenhurk.     Seconded: Pat Bowen.
  
3. Business arising from Minutes :
  - 3.1 Street lighting replacement – Richard O'Connell.
  - 3.2 Convex mirrors, Lot 3 – Richard O'Connell.
  - 3.3 Quote for concrete slab at Maintenance Shed - Richard O'Connell.
  - 3.4 Skip in car park at end of Links Cove – Richard O'Connell.

**Items, 3.1 – 3.4 are addressed in Manager's Report, Item 8.**
  
4. Outward Correspondence:
  - 4.1 Richard O'Connell, 27/6/2021 – Acceptance of Sinking Fund Budget for 2021/2022, (George West).  
Endorsed: Tom Shaw.     Seconded: John Weeden.
  
5. Inward Correspondence:
  - 5.1 Secretary, RAC, 17/6/2021 – Re: Erection of convex mirror, Lot 3.
  - 5.2 Secretary, RAC, 18/6/2021 – Re: Lighting in Manor.
  - 5.3 John Weeden, 18/6/2021 – Re: Responsibility for lighting in Manor.
  - 5.4 Richard Fahy, 21/6/2021 – Re: Resignation of Richard O'Connell.  
Received: John Weeden.     Seconded: Tom Shaw.
  
6. Business arising from Correspondence:
  - 6.1 (re 5.1) Noted & filed.
  - 6.2 (re 5.2) Lighting in the Manor is not a Body Corporate responsibility. It is the responsibility of the Owner – i.e. Aveo. Richard O'Connell will respond to this correspondence at the next RAC meeting.
  - 6.3 (re 5.3) John's statement is quite correct that the lighting is not a Body Corporate matter.
  - 6.4 (re 5.4) Noted & filed.

7. Treasurer's Report : John Weeden.

This report is prepared for the July 2021 BCC meeting with the financial information available for May 2021.

INCOME

The income from ILUs and SAs at the end of April was \$9,710 **above** the budget for the month and \$242 **above** the ytd budget. At the end of May the income for the month was **negative \$196** which was \$ 19,148 **below** the budget for the month and \$18,906 **below** the ytd budget. *I think this needs an explanation!*

EXPENSES

During May there was expenditure in seven 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:- \$5,088 for six items each of \$803 for sanding and re-oiling seats in Lot 3 that were originally charged to another account and \$270 for repairs to the front wall at V143. An amount of \$1,470 for roof repairs at V180 discussed in last months report has not yet been transferred out.

*This Acc at actual ytd of \$12,737 is over the total year budget of \$5,000.*

R&M Plumbing:- \$666 for work on a sewer drain at V181 (\$255) and pipework at V91 (\$411).

R&M Garden & Grounds:- \$190 for 10 minor items.

R&M TV Antennae:- \$594 for repairs to the antenna at V184/185 as discussed at last meeting.

Total Actual Expenditure ytd was \$149,222 which was \$55,007 **under** ytd budget.

BALANCE SHEET

The Balance Sheet for May is still 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 \$128,301 agrees with the Bank Statement at 31 May 2021.

Total Accounts Receivable was \$29,595 and Total Liabilities was - \$6,330 giving Net Assets of \$404,057.

Moved that report be accepted: John Weeden.      Seconded: Cheryl Hodges.

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

**3.1. Street lighting**

- We are now working on update quotes for completion of village installation. KTM quote for poles and lights has been received at \$48,000 for the remaining 30 lights. Further quotes for poles only, have been requested from Matela. Alternative lights could also be sourced for comparison.  
**Action:** George West requested that Aveo's offer to pay half the lighting cost be obtained in writing before we proceed any further. Nole Beardwood to action this request with Richard Fahy.
- **3.2. Convex mirror suggestion.** Quote has been requested by Matela construction and installation will tie in with other work to keep costs down.
- **3.3 Concrete slab for garden shed.** Quote have been requested by Matela construction.
- **3.4. Contractor skip bins.** R & R contractors have been notified to ensure bins in manor car park do not take up multiple bays and area is cleaned up after removal.
- **Garden Mulch program.** All going well and the second work order has been issued for \$4,900 to complete the job. We have carried over 40m3 of mulch to be distributed by Hedge over the coming weeks.
- **Gardening & Maintenance Contract.** Hedge Property Services have started the contract from this week. ( delayed due to lock down) . Allan will look after maintenace, Joshua will head up the garden crew with Brett and Michael. We will provide photo's and bio of each new staff in this months newsletter for all residents. A new schedule will be issued.

- **Budget 2021-22.** Final sinking fund budget has been completed and confirmed levies of \$41.15 for SA lot and \$82.25 for ILUs. Budget presentations to residents are scheduled for next Wednesday, 14<sup>th</sup> July.

**Accounts –**

- **R& M buildings.** Move \$1,470 roof repairs to plumbing. ( will be adjusted in June)

9. General Business :

9.1 Sinking Fund Budget fiscal year 21/22 – George West.

The Chairman explained to committee members the discussions with management that had resulted in a reduction of contributions into the sinking fund for lot owners for next fiscal year.

9.2 Nominations for 2021/2022 Body Corporate Committee positions –

Chairman - George West, Secretary - Cheryl Hodges, Treasurer - John Weeden, Ordinary Committee members – Pat Bowen, Tom Shaw, Arnold Vandenhurk.

Date of next meeting: **Friday, 6<sup>th</sup> August, 2021** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.10 am.

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Chairman

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Date