

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
11th August, 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.
Nole Beardwood, Community Operations Manager, Qld. North.
Apologies: Nil.

2. Confirmation of Minutes of BCC meeting held on 6th July, 2021.
Minutes accepted as a true & correct record.

Moved: Tom Shaw. Seconded: Arnold Vandenhurk.

3. Business arising from Minutes :

3.1 Street lighting replacement – Nole Beardwood.

3.2 Convex mirrors, Lot 3 – Nole Beardwood.

3.3 Quote for concrete slab at Maintenance Shed – Nole Beardwood.

Items, 3.1 – 3.3 are addressed in Report, Item 8.

4. Outward Correspondence:

4.1 Secretary, RAC, 12/7/2021 – Re: Responsibility for replacement of lights in Manor

Endorsed: Pat Bowen. Seconded: John Weeden.

5. Inward Correspondence:

5.1 Nole Beardwood re correspondence from Hugh Lloyd-Price, 4/8/2021 –
Re: Termite Inspections.

Received: John Weeden.

Seconded: Pat Bowen.

6. Business arising from Correspondence:

6.1 (re 5.1) Discussion was held re the termite issue & it was determined that there was no insurance coverage for destruction caused by termite damage.
The Acting Village Manager, Nole Beardwood will speak with Flick to see what their responsibilities are & will then report back to Committee members at our next BC Committee meeting.

7. Treasurer's Report : John Weeden.

This report is prepared for the August 2021 BCC meeting with the financial information available for June 2021.

INCOME

The income from ILUs and SAs at the end of June was \$19,937 **above** the budget for the month (this is catching up at the end of the financial year) and \$1,031 **above** the total year budget.

EXPENSES

During June there was expenditure in ten Accounts.

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

Income Tax Expense – an accrued credit of \$719.

Contractor – Pest control:- \$2,464 – this is for the bait stations.

R&M Roof:- \$14,081 for leaks at SA227 & 236 (\$247), investigate leak at V45 (\$660) and various villas roofing repairs (\$13,174). This item finished the year \$437 **over** budget for the year.

R&M Building:- an overall credit of \$1,110 when an item previously charged to this account was moved to another and minor painting repairs (\$360). This item finished \$6,627 **over** budget.

R&M Electrical:- \$2,709 for repair of several bollards (\$522), repair sensor lights at V8 & 29 (\$188), Test & Tag Inspection (\$529) and repair water damage (\$1,470) (moved from R&M Building). This item finished \$29,101 **under** budget for the year because street lighting was not installed.

R&M Plumbing:- \$1,887 for new downpipe at V107 (\$848), six monthly service (\$509), three Eastern Plumbing invoices (totalling \$780).

R&M Garden & Grounds:- \$5,209 for fault in water harvesting (\$309) and five loads of mulch (\$4,900)

R&M Fountain:-\$136 for repairs to fountain lights.

R&M General:- \$240 for patch & paint,

Total Actual Expenditure for the total year was \$174,252 which was \$44,590 **under** the total budget.

BALANCE SHEET

The Balance Sheet for June 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. *This should be checked before accounts are audited.*

The working account of \$144,409 agrees with the Bank Statement at 30 June 2021.

Total Accounts Receivable was \$47,593 and Total Liabilities was -\$26,360 giving Net Assets of \$418,133.

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

8. Community Operations Manager, Qld. North – Nole Beardwood.

• **Street Lighting replacement (3.1)**

Action: Nole Beardwood to speak with Richard Fahy & to firm up quotes for suggested posts & lamp heads.

- **Metalla Construction has provided below quotation**
- Installation of 30 x hot dip galvanised street poles
- 3.6mm thick x 6m long
- Excavate to depth of 2m with vacuum excavation
- Concrete in ground to depth of 2m with 32MPA Concrete
- \$18,449 + GST
- \$21,549 + GST Optional Black Powder Coat Finish

- **Convex Mirrors, Lot 3 (3.2)**

- **Metalla Construction has provided below quotation**
- Installation of 2 x Convex external safety mirrors
- 3.6mm thick x 6m long
- Excavate to depth of 2m with vacuum excavation
- Concrete in ground to depth of 2m with 32MPA Concrete
- \$4,392 + GST

Action: Nole Beardwood to follow up costs & then report back to next BC Committee meeting.

- **Quote for Concrete Slab at Maintenance Shed (3.3)**

- Quote received from Metalla Construction @ \$5,600 + GST to install 7 x 7 metre slab (300mm thickness) to Garden / Workshop area
- Awaiting 2nd Quote from MSS Construction – however been delayed due to lockdown (contractor unable to attend site).

Action: Committee members felt that there are more pressing needs at present so this item is now off the Agenda.

Pending / New action items:

- **Fountain** – Not working. Pump Motor has died and also light not working. Work order has been issued to Nicklin Electrical to replace pump and light and to also install a timer so functions (Fountain & Lighting) are automatic moving forward.

Action: Nole Beardwood is waiting for final costs of repair/replacement of items noted in report. Nole will report back at next Committee meeting.

- **Yarran Road Tree pruning requirement** - Vehicle safety breach – Residents on Yarran Road have raised concern with the growth of the foliage along the roadside (Village side). Concern has been raised in regards to safety when vehicles are reversing out from driveways due to lack of visibility. As seen by images below, foliage is quite mature – request from BC to approve Hedge to prune to a more visible level.

Action: Unanimous agreement for gardeners to prune trees “to a more visible level.”

- **Body Corporate** - Freehold / leasehold in Freehold village documents / information sheet for discussion. CM to table for committee feedback.

Action: There is a lot of confusion amongst residents as to responsibilities for maintenance & replacement at villas – i.e. the difference between Freehold & Leasehold contracts.

Nole Beardwood has drawn up an Information Document for “Freehold residents in a Body Corporate Community” explaining their responsibilities & BCC members have been asked for feedback before this is circulated to all Freehold residents.

- **Insurance Guidelines** – Community Manager to brief community on updated insurance guidelines.
- **Hedge Reporting** – CM provided fortnightly Landscaping report from Hedge Property Services for discussion

Resident Concerns – feedback for discussion

- **Gutter Cleaning** – ILU 100 resident request for gutters to be cleaned due to high volume foliage. CM to discuss with Committee

Action: Nole Beardwood will advise residents that it is their responsibility to clean gutters on their villa. Residents are advised to contact Maroochy Home Assist OR Reception can provide the name and number of a handyman to be contacted for this job – once again at the resident’s cost.

9. General Business :

9.1 AGM preparations discussion - all Committee.

Discussion regarding various procedures & Scheme Operator's Contract to be presented at the AGM.

9.2 Obstruction of pathway entrance at end of Bowling Green/Manor entrance-Cheryl H Nole will address this issue which is a problem for people using motorized scooters/wheelchairs/wheelie walkers.

Date of next meeting: **Wednesday, 8th September, 2021** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.40 am.