

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



MINUTES OF ANNUAL GENERAL MEETING
OF THE BODY CORPORATE
held on 24th September, 2021 at 10.00am
in Gracemere Manor.

Meeting opened at 10.02 am

1. Attendance, Apologies:

Attendance: Acting Chairman/Treasurer John Weeden, Secretary, Cheryl Hodges, Committee members - Pat Bowen, Tom Shaw, Arnold Vandenhurk, Nole Beardwood, Acting Community Manager, Kelly Luck, Community Manager, Cathy Pashley (Principal/Strata Manager, North Shore Body Corporate, Consultant to Aveo)

Lot owners in attendance: 25. (Eligible voters = 20)

Aveo Way Nominee, Nole Beardwood: 135.

Eligible voters (in attendance + Postal Votes): 164.

Apologies: Frans Kroese, Vivien Kroese, Jane Hill, Gloria Bisset, Bruce Hodges, Pauline Shaw, Ann Horsley, Marjorie Vandenhurk, George West, Bronwyn West, Betty Heather.

2. Admittance of Postal Voting papers:

Total number of Postal Votes received: 9

3. Appointment of Scrutineers:

Frank Gava, Ron Heather, John Davies.

4. Chairman's Report: George West.

THE CHAIRMAN'S ANNUAL REPORT - Not a great deal to report as the previous 12 months turned out to be very close to the Committee's predictions for this year. I am sure you will all recall that the Contributions to the Sinking Fund were increased to ensure that we had sufficient funds to meet the ever increasing costs of maintenance and repairs in the village, as well as restoring the balance of the Sinking Fund to the level that the Quantity Surveyor recommended. Consequently, both of these objectives were realised during last fiscal year July 2020 - June 2021. The major project of finally delivering much better street lighting to the older part of the village was also completed during the last 12 months. These new overhead solar powered street lights will soon appear in your street. Not only will this give a much better visibility and therefore safety after dark but should also save the expense of the continuing, ongoing, repairs to the existing bollards. The funding for the street lights is a 50/50 venture between Aveo and the Sinking Fund, however, Aveo has already spent \$10,000 in installing the trial lights

that have been successfully accepted by the residents. for this we are grateful. As predicted the cost of repairing and maintaining those areas that are the responsibility of the Body Corporate continues to increase. Last fiscal year the major area of increased expense was related to sewerage and drainage issues and this is expected to continue as the village gets older. Another area of concern is also issues relating to the outside structure of many of the older villas. The major change over the last 12 months has been the change of gardeners. Change is always difficult to accept and it was with some apprehension that we waited to see what effect this important change would make to the village. I am pleased to report that so far nearly all of the comments regarding the change have been positive. As we look forward to the next 12 months all Lot Owners will have received a reduction in their contributions to the Sinking Fund for fiscal year July 2021 to June 2022. Providing expenses are contained within budget then at fiscal year's end we should have met all predicted expenses however, the Sinking Fund balance will be slightly less than the Quantity Surveyor's recommendation. Finally, I would like to thank the Committee for their efforts and support during the last 12 months. If there was an event in the Olympics for being Secretary of a Body Corporate Committee then our Secretary would win the gold medal every time. The treasurer is tenacious when it comes to his Sinking Fund and he leaves no stone unturned when it comes to examining the monthly financial reports. The other Committee members have a wealth of experience in Body Corporate management and contribute greatly every month to addressing all the issues at hand. My apologies for not being present at the AGM however, this was unavoidable.

5. MOTIONS

MOTION 1 – CONFIRMATION OF PREVIOUS GENERAL MEETING

Ordinary Resolution

Statutory Motion

That, by ordinary resolution, the minutes of the last general meeting dated Wednesday, 30 September 2020 as previously circulated, be confirmed as a correct record.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 159	NO = 3	ABSTAIN = 2
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The Chair declared the Motion passed.

MOTION 2 – APPROVE REDUCED QUORUM

Special Resolution

Submitted by Committee

THAT the Body Corporate approve the reduced quorum as recommended in the new standard module legislation dated 1 March 2021 requiring 10% of owners be represented either personally, by proxy or by voting paper and only 1 person to be present personally.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 164	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 3 – APPROVE ELECTRONIC VOTING

Ordinary Resolution

Submitted by Committee

THAT the Body Corporate approve the reduced quorum as recommended in the new standard module legislation dated 1 March 2021 requiring 10% of owners be represented either personally, by proxy or by voting paper and only 1 person to be present personally.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES	NO	ABSTAIN
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Motion 3 was pulled out of order because of incorrect wording

MOTION 4 – DECISION NOT TO AUDIT ACCOUNTS*Special Resolution**Statutory Motion*

That by special resolution, and in accordance with Section 176 (1)(b) the body corporate's statement of accounts for the financial year ending 30/06/2021 not be audited.

VOTING INSTRUCTIONS

(if you want the accounts to be audited, vote **NO**; if you do not want the accounts to be audited, vote **YES**)

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 164	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 5: APPOINTMENT OF AUDITOR*Ordinary resolution**Statutory Motion*

That, by ordinary resolution, the body corporate appoints an auditor (qualified in accordance with SM s177) to audit the body corporate's statement of accounts for the financial year ending 30/6/2022

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES	NO	ABSTAIN
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Motion 5 ruled out of order because Motion 4 was passed.

MOTION 6: APPOINTMENT OF BODY CORPORATE MANAGER*Ordinary resolution**Submitted by Committee*

THAT in accordance with section 135 (1)(a) of the Body Corporate and Community Management (Standard Module) Regulation 2020 Qld, the Body Corporate re-appoint the Manager to provide body corporate management services under the New Management Agreement, a copy of which is attached to this motion as Attachment 2

Resolved that by ordinary resolution that the Body Corporate:

- re-appoint the Manager to provide body corporate management services under the New Management Agreement, a copy of which is attached as Attachment 2 to this motion; and
- duly execute the New Management Agreement attached to this motion to give effect to the motions and resolution referred to above and provide a copy to the Manager

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 164	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 7: RATIFY INSURANCE POLICIES*Ordinary resolution**Submitted by committee and Statutory Motion*

That, by ordinary resolution, the building insurance policy affected and held by the body corporate be ratified and accepted. The insured values are as per the attached certificates and are disclosed in accordance with SM s196. The Body Corporate further accepts any changes to the excess as per the policy documents and the information.

Current insurance values are as attached:

Building Insurance: Strata Insurer SUU

Public Liability: Ansvar Insurance / CGU Insurance

Broker / Agent: Gallagher Australia Pty Ltd

Period of Insurance: From: 4.00pm on 31st May 2021 to: 4.00pm on 31st May 2022

Sum Insured:

Building: \$77,250,000 Excess \$1,000.00

Public Liability: \$300,000,000 Excess \$5,000.00

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 164	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 8: ADOPTION OF THE FINANCIAL STATEMENT

Ordinary Resolution

Statutory Motion

That, by ordinary resolution, the statement of income and expenditure for the year ended 30/06/2021, circulated with the agenda, be adopted and that all expenditure ratified as true expenditure. An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 164	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 9: APPROVE ADMINISTRATON FUND BUDGETS

Ordinary resolution

Submitted by committee and Statutory Motion

That by ordinary resolution, the Administrative Fund budget showing nil income and nil expenditure for the next financial year be approved on the basis that any expenditure approved by the Body Corporate that would normally be paid from the Administrative Fund is required to be met by the Body Corporate Manager, Australian Retirements Homes Pty Ltd, from the General Services Fund Levy paid by residents of the scheme under the terms and conditions of the Caretaking Agreement.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 163	NO = 0	ABSTAIN = 1
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The Chair declared the Motion passed.

MOTION 10: ADOPTION OF SINKING FUND CONTRIBUTION

Ordinary resolution

Submitted by committee and Statutory Motion

In accordance with SMs160 the Body Corporate set the contributions per lot entitlement for the new financial year as follows:-

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 2022 be \$197,002 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of \$41.15 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.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 164	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

6. Election of Body Corporate Committee for 2021/2022:

Cathy Pashley, 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 2021/2022 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, 2022.

8. Close of meeting: 10.38 am

Chairman:

Date: