

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
1st October, 2021
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 9.05 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. Kelly Luck, Community Business Manager.
Apologies: Nil.

2. Confirmation of Minutes of BCC meeting held on 3rd September
Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk Seconded: Pat Bowen

3. Business arising from Minutes :
3.1 Street lighting replacement – Nole Beardwood.
3.2 Convex mirrors, Lot 3 – Nole Beardwood.
3.3 Up-date on fountain repairs – Nole Beardwood.
3.4 Building faults on villas 50,11,81 – Nole Beardwood.

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

4. Outward Correspondence:
Nil.

5. Inward Correspondence:
5.1 Prue & Alan Curtis, 10/9/2021 – Trimming of hedges on nature strip.
5.2 Natalie Patterson, 15/9/2021 – Clarifying a number of things that are happening in Aveo over the coming months.
5.3 John Dulley, 27/9/2021 – Re: Bump at Yarran Gate.

Received: John Weeden. Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:
6.1 (re 5.1) Hedges have been pruned to allow a clear view of on-coming traffic - residents are happy with result.
6.2 (re 5.2) Noted & filed.

6.3 (re 5.3) Chairman, George West has spoken with John Dulley. Committee members appreciate the problem & have approved sign/s to be erected warning of bump & also that the Body Corporate is not liable for any damage sustained to vehicles. The entrance bump will also be painted to highlight the warning.

7. Treasurer's Report : John Weeden

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

INCOME

The income from ILUs and SAs for the month of August was \$6,971 **above** the budget for the month but \$2,565 **below** the total year budget.

EXPENSES

During August there was expenditure in five Accounts.

Quantity Surveyor costs of \$ 1,845. This is obviously incorrect, as is the Actual ytd figure of **minus \$1,339**.

R&M Lift:- \$298 for replacement of a faulty detector in the lift shaft.

R&M Electrical:- \$82 for gate service.

R&M Plumbing:- \$2,974. Repair downpipe at V184 (\$276). Six monthly water main flush (\$1200). Repair drainage at V123 (\$300). Leaking taps at V1 and V128 (\$306). *{Should this be an owner's responsibility?}* Hot water service not working at V138 (\$99) and V190 (\$792). *{Are these not owners' responsibility?}*

R&M Garden & Grounds:- \$546 for fault in water harvesting system (\$330) and various items from Peregrine Beach Hardware (\$216).

Painting – Units / SAs:- :- \$13,350 for maintenance painting done in 2020/2021 but not charged until this year. The actual ytd shows \$89,000 but \$85,112 was spent last year, *Details for this account should be examined carefully!*

Total Actual Expenditure for August was \$19,094 and actual ytd was \$96,572 *but both these figures should change when adjustments are made for the items mentioned above.*

BALANCE SHEET

The Balance Sheet for August still appears to be incorrect as it lists four Term Deposits each for \$50,000 and one for \$53,740. I have copies of four certificates each of \$50,000 but the fifth one is for \$53,865 (which was rolled over on 21 August 2021 as NAB Term Deposit 76-259-8231)

The working account of \$56,638 agrees with the Bank Statement at 31 August 2021.

Total Accounts Receivable was \$41,324 and Total Liabilities was \$2,527 giving Net Assets of \$354,230.

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

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

- **Street Lighting replacement (3.1)**
- Metalla Construction has provided below quotation (poles only)
- \$18,449 + GST
- \$21,549 + GST Optional Black Powder Coat Finish
- MSS Construction has provided below quotation (poles only)
- \$20,079 + GST
- \$26,403 + GST Optional Black Powder Coat Finish

- KTM Solutions has provided below quotation – Full install
- \$43,636 + GST = Lights & Poles total price including warranty & installation
- \$12,000 + GST = Lights only + installation (warranty potentially void if lights not installed by KTM)
- Powder coating price to follow but will be around \$2 - \$3k
- CM to review with Committee for approval

Action: Unanimous approval given for a work order to be issued to KTM Solutions to provide & fully install the agreed number of black powder coated poles & light heads through the “older” part of the village.

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

- Committee member requesting further discussion
- CM seeking approval from Committee on below quotation @ \$2,827

SCOPE OF WORKS – Convex Mirrors

- Allow for service detection in locations where mirrors are to be installed
- Excavate bored piers for each mirror by hand
- Supply and install 2 Hot dig galvanised poles 3.6mm thick 3.2m long
- Concrete in all posts 1.5m in the ground and approx. 1.8m from ground level with 32MPA concrete
- Concrete will finish approx. 50mm above ground level and domed to stop water pooling
- Supply and install 2 safety mirror 600mm in polycarbonate



<u>Convex Mirrors</u>	Cost	GST	Total
Construction related to above Scope of Works	\$ 2,570	\$ 257	\$ 2,827

Action: Committee members approved installation of 2 convex mirrors (cost \$2,827) at sharp bend on the junction of Beachgrass and Crestbrook.

- **Update on Fountain Repairs (3.3)**

- Fountain has been cleaned by Hedge as below
- Replacement Fountain Pump has been installed by Nicklin Electrical
- Committee to advise on Fountain project moving forward

Action: Unanimous approval given for Hedge gardeners to revamp the fountain area by draining water & replacing area with soil & suggested plantings.

Fountain mechanism/s replacements/repairs have been costly over a number of years & the fountain is rendered inoperable on many occasions when windy as chlorinated water sprays onto surrounding plants/grass which then becomes another problem.

- **Building Faults on Villa 50 / 11 / 81 (3.4)**

- Engineer from Diverseworx has attended and inspected ILU 11 & 81. Engineer has confirmed report will be issued to Asset team within 14 days. CM to update committee once received.
- Villa 50 – awaiting TBA for attendance for second inspection / quotation from MSS Construction – CM to update committee once contractor has finalised

- **Pending / New action items:**

- **Mulching update** – Programmed has delivered to site the remaining 30 sq. mtr of Mulch which has been stored in 1 x 10 sq. + 1 x 20 sq. heap. Hedge has completed mulching in Sea Oak / Links Cove / Manor exterior and Yarran Road Entry.

- **Yarran Road Hedge Update** – Hedge Property Services has pruned trees along Yarran Road (exterior of path), several residents have shared concern that trees still pose a safety risk as blocking vision when reversing in vehicles. CM to discuss further pruning or full tree removal with BC for direction.
- **ILU Fencing Issue** – Discussion to occur on previous CM approved Fencing and alterations and additions without seeking Committee approval. CM to request feedback from Committee.
- **Flick Insurance** – CM has spoken with Branch Manager for Flick who will forward quotation for Exterranet Insurance / Warranty – yet to receive
- **Safety Traffic Mirror – Gracemere Boulevard Entrance** – CM has approved replacement of traffic safety mirror on entrance as current condition poor and posing potential traffic safety risk. Cost of replacement with like for like and install @ \$390 + GST – work to be conducted by Action Maintenance.

9. General Business :

9.1 The Chairman, George West welcomed the new Community Manager, Kelly Luck at the commencement of our meeting.

9.2 Review of AGM – Pat Bowen was concerned that at an AGM, there is no General Business allowed (under Legislation) – this meeting is usually the only meeting called by the Body Corporate during the year & therefore a forum does not exist for residents to raise questions of interest/concern. Discussion will continue on this matter.

9.3 Tom Shaw reported concern from a number of residents regarding the appearance of the entrance to the Manor – i.e. a feeling of neglect with the plants.
Kelly Luck will address this issue & report back at the next BCC meeting.

Date of next meeting: **5th November, 2021** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.45 am.

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Chairman

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Date