

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
3<sup>rd</sup> December, 2021  
Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

Meeting commenced: 9.01 am.

1. Attendance: George West (Chairman), Cheryl Hodges (Secretary), John Weeden (Treasurer), Tom Shaw, Pat Bowen, Arnold Vandenhurk  
A welcome was extended to Nole Beardwood who attended in the absence of Kelly Luck.  
Apologies: Kelly Luck (Community Business Manager).

2. Confirmation of Minutes of BCC meeting held on 5<sup>th</sup> November, 2021.  
Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk.      Seconded: Pat Bowen.

3. Business arising from Minutes :

3.1 Flick Insurance up-date – Kelly Luck.

3.2 Appearance of entrance to Manor – Kelly Luck.

3.3 Action taken at Yarran gate entrance – Kelly Luck.

3.4 Gracemere Boulevard Gate update – Kelly Luck.

3.5 Safety hazard on roadway outside V. 15 – Kelly Luck.

3.6 Pedestrian safety along Crestbrook Place & Beachgrass Crescent – Kelly Luck.

3.7 Removal of 2 tree stumps at villa 160 – Kelly Luck.

**Items, 3.1 – 3.7 are addressed in Report, Item 8.**

4. Outward Correspondence:

Nil.

5. Inward Correspondence:

5.1 Valerie Catlow, 13/11/2021 – Re: Risks of large tree behind villa.

5.2 John Davies, 27/11/2021 – The new road lighting.

Received: Arnold Vandenhurk.

Seconded: Pat Bowen.

6. Business arising from Correspondence:

6.1 (re 5.1) Kelly Luck will speak with David Villani, Development Manager for Aveo, regarding a visit from an arborist to assess the state of the tree in question.

6.2 (re 5.2) Nole Beardwood will be speaking with the supplier of the new street lights & discussing any identified problems.

## 7. Treasurer's Report : John Weeden

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

### INCOME

The income from ILUs and SAs for the month of October was \$1,159 **below** the budget for the month and \$5,470 **below** the total year to date budget.

### EXPENSES

During October there was expenditure in seven Accounts.

Quantity Surveyor costs of \$98. This agrees with the detailed trial balance as does the actual ytd figure but as this is **minus \$1,214 it is probably a mismatch between actual and accrued costs.**

Contractor – Pest Control :- \$2,554. This is for the termite baiting system.

R&M Roof:- \$760 to replace sarking on roof. (Location not given)

R&M Building:- \$1,276 for a garage door.

R&M Electrical:- no expenditure this month but the ytd actual expenditure is **minus \$12,675** which probably relates to Aveo paying for street lighting and hopefully will be clarified by next month.

R&M Garden & Grounds:- \$4,961 which was for Mulch (\$4,900) and a valve box (irrigation system) (\$61)

R&M Fountain:- \$230 To replace the pump.

R&M General:- \$4,240 To replace “something” at Village entrance (\$390) and an Engineering Review (\$3,850)

Total Actual Expenditure for October was \$14,120 and actual ytd was \$99,587 compared to a budget ytd of \$73,786.

### BALANCE SHEET

The Balance Sheet for October 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). This has recently been brought to the VM's notice and she will be following this up.

The working account of \$97,792 agrees with the Bank Statement at 31 October 2021 .

Total Accounts Receivable was \$12,614 and Total Liabilities was \$1,177 giving Net Assets of \$365,323.

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

## 8. Community Manager – Kelly Luck. Presented by Nole Beardwood.

- **Flick Insurance up-date (3.1)**

The warranty and fees for the Exterra Baiting System is covered by Flick and is embedded as part of our annual fee.

❖ **Now off the Agenda.**

- **Appearance of entrance to Manor (3.2)**

Rain has hampered any beautification works as grounds maintenance is taking precedence. Admittedly, Hedge are behind in their mowing and the Village is not to the standard we would expect. A meeting with Hedge to discuss concerns is being scheduled.

**Action:** Following clarification, Nole Beardwood will discuss this with Kelly Luck.

- **Action taken at Yarran gate entrance (3.3)**

Rain has unfortunately delayed works on the line marking. The works will include: Apply road marking paint to warn traffic of raised surface height \$1,500.00 excluding GST. Once a date is confirmed, residents will be notified in advance as the area will need to have an exclusion zone for the paint to dry so the entrance will be blocked off for a few hours with a detour in place for the Gracemere entrance.

- ❖ **Now off the Agenda.**

- **Gracemere Boulevard Gate update (3.4)**

Insurance works are in hand and works have been ordered with the supplier to manufacture the gate.

- **Safety hazard on roadway outside V. 15 (3.5)**

Hedge to get topsoil to fill the sides and relay some of the brickwork to minimise the hazard on the edge of path. This may be an area we can repair in new CY as part of our Village roadworks. This can be assessed during our annual road audit during the quote process.

This hazard was not noted as one of our 67 trip hazards that were identified in the *safe footpaths* report. 17 of the High rated hazards (above .15) have been rectified and we may now want to look at the medium rated hazards at a cost of \$3,270.

**Outcome:** Unanimous agreement to complete job.

- **Pedestrian safety along Crestbrook Place & Beachgrass Crescent (3.6)**

Some suggestions from a concerned resident were investigated.

- Extending the footpath to connect the two roads.
- A pedestrian pathway, similar to a bike path, should be painted on the St Andrews side of the road to connect with the footpaths.
- The corner should be made a shared zone with zone notices at the end of each road and "Watch for pedestrians" painted on the road at the start of each end of the blind corner.

**Recommendation:** I have requested Aveo provide shared Zone signage similar to the other areas in the Village to alert drivers to the 10km/hour zone which is the consistent maximum speed throughout the Village.

This particular roadway is used by pedestrians/ scooter riders/ bike riders and vehicles so the signage indicating it is a shared zone will be trialled in the first instance to see if this reduces vehicle speed and used with the convex mirrors already installed residents in this area should see improvements.

- **Removal of 2 tree stumps at villa 160 (3.7)**

This has been complete (Invoice attached) residents happy with works.

**Pending / New action items:**

- **Street Lighting replacement**

KTM have completed the installation of the lights. Feedback has been very positive to date (please refer attached 8.1) however, a few concerns had been raised. One specific concern is the light opposite unit 096. The light shines into their bedroom through their window blind furnishings. Attempts have been made to reduce the lighting by using a different setting

(there are three lighting modes), feedback suggesting it helped but did not eliminate the issue. We then adjusted the light down the pole to reduce the spread.

This also did not eliminate the issue for the residents. Contractor is providing a quote for a cover however they do have some concerns over how effective it will be for both the residents and the effectiveness of the light to illuminate the roadway.

The below picture is taken from outside the front door. This is after the reduction in light setting and the light lowered.

- **Decommissioning of the light bollards throughout the Village**

Following the installation of the new solar lighting, we are awaiting the contractors to attend site to decommission the old light bollards.

**Note:** The bollards will not be removed due to cost of removing wiring.

- **Convex mirror at Crestbrook/Beachgrass junction at Yarran Road gate**

This has been raised as another location where the installation of a mirror similar to those recently installed will improve safety at this intersection.

To Supply & install new 600cm convex traffic mirror is \$390+GST

**Outcome:** Not considered necessary by Committee members.

- **Guttering Villa 070**

Please refer attached 8.2 for the supply and install additional guttering and downpipe.

**Outcome:** Nole Beardwood will investigate with Kelly Luck who will report back to the Committee.

**ILU Fencing Issue**

Please refer below pictures for discussion followed by comments from resident outlining a proposal to BCC.

Resident would like to suggest a compromise (Please refer below and 8.3 attached).

1- The BC accepts that this is an `exceptional` case, and that anything agreed will not represent a precedent in the Village, particularly so when future owners are fully aware of the status of the BC

2- The various new `fences` remain as they are, but are repainted to the BC`s satisfaction. (This is logical since the other owner affected has no objection to the fences, and whose privacy will be enhanced ).

3- The front entry/garage sill areas are repainted to a colour of the BC` choice. (This will also achieve our original objective of hiding the very shabby state of the pre-existing, bare concrete ).

**Outcome:** Nole Beardwood & Kelly Luck to address this issue with resident/s to get the best outcome for both parties that we possibly can.

- **Street Signage**

Concerns raised at the Residents Association Meeting on 12<sup>th</sup> November. Issues of concern raised:

Whether current street signs comply with Australian standards. a) lettering is too small, b) not reflective at night. Also mentioned was there is no numbers and therefore makes it difficult to navigate through the Village. (refer 8.4.1 & 8.4.2)

Proposal raised:

- To replace the eight street signs in the Village with Australian standard as shown in 8.4.2.
- Villa lettering be included from lowest number villa to highest in the street.

- Funded by either Aveo Corporate or BCC or combination cost exercise has been carried out and approx. costs outlined below: 8 x \$150 for the signs and 8 x \$30 for brackets if required (\$1,700).

To assist with the navigation concern, I have approached Aveo to fund two new larger maps at both entrances with automated lights for night functionality.

**Outcome:** Aveo will fund larger maps but BCC members agreed unanimously that we will not replace street signs.

I wish everyone a very merry Christmas and safe travels over the holiday period. I will be working through the holidays with gazetted days off and will be closing up the office early on Christmas Eve.

Kelly Luck

9. General Business :

9.1 Pat Bowen raised the following issue on behalf of a resident.

Skip bins in front of villas for renovation are being filled with rubbish by workmen AND residents – food scraps, food containers, etc.

Also complaints regarding parking of workmen’s vehicles blocking driveways & roads in the village.

Nole Beardwood to address immediately with Aveo Asset Manager who looks after contractors on jobs in the village.

Date of next meeting: **Friday, 4<sup>th</sup> February, 2022** at **9.00am** in Gracemere Manor.

Close of Meeting: 11.01 am.

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Chairman

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Date