

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on**

**6<sup>th</sup> May, 2022**

**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.  
Lee-Ann Olin, Acting Regional Community Operations Manager.  
The Chairman welcomed Lee-Ann to our meeting & explained that without an Aveo team member present, it is impossible to action many items which are on our Agenda. This is the reason that we had to cancel our April meeting!  
Observer: Jan Corlett.  
Apologies: Nil.
2. Confirmation of Minutes of BCC meeting held on 4<sup>th</sup> March, 2022  
Minutes accepted as a true & correct record.  
Moved: Arnold Vandenhurk.                      Seconded: Tom Shaw.
3. Business arising from Minutes :
  - 3.1 ILU Fencing Issue, villa 116 – Nole Beardwood.  
George West reported that items in question (i.e. colour & height of fence & painting of entrance apron & garden edging) were never brought to the Body Corporate for approval. They were signed off by a previous Manager & are therefore seen to be an Aveo responsibility. We ask that they are addressed with some urgency by Aveo as the resident has been in the villa since September/October last year & despite repeated requests from the Body Corporate Committee to have these issues resolved, nothing has been done by Management.
  - 3.2 Issues with new street lighting – Nole Beardwood, George West & Pat Bowen.  
This is an on-going issue to be addressed when new Manager commences.
  - 3.3 Unrestrained dog on Body Corporate property – Nole Beardwood.  
Lee-Ann Olin will follow up this issue with Brendan Jones to action further before new Manager arrives.
4. Outward Correspondence:
  - 4.1 Nole Beardwood, 12/3/2022 – Re: Unrestrained dog on Body Corporate property.
  - 4.2 George West, 2/4/2022 – Re: Light outside villa 96.
  - 4.3 George West, 26/4/2022 – Re: Aveo Peregian Springs – Top Cut Tree Solutions  
ILU 096 & ILU084 – BC Approval.  
Endorsed: John Weeden.                      Seconded: Tom Shaw.
5. Inward Correspondence:
  - 5.1 Pat Charlwood, 16/3/2022 – Re: Various responsibilities of ILU residents.

5.2 Steve Hill, 31/3/2022 – Re: Common Property Irrigation & Gracemere Blvd Gate Security.

5.3 Jane Hill, 31/3/2022 – Night Lighting V96.

5.4 Steve Hill, 1/4/2022 – Night Lighting V96.

5.5 Steve & Jane Hill, 2/4/2022 – Night Lighting V96.

5.6 Geoff Lucas & Sandi Ferber, 8/4/2022 – Security & Speeding Traffic.

5.7 Kathryn Woods, 18/4/2022 – Community Manager appointed.

5.8 John Davies, 1/5/2022 – Emergency Signage.

Received: Pat Bowen.

Secoded: John Weeden.

6. Business arising from Correspondence:

6.1 (re 5.1) Noted & filed.

6.2 (re 5.2) 2(a) George West will address this issue regarding the sprinkler system with Head gardener, Michael & report back to the next BCC meeting.

George will also address the issue of the refurbishment of the fountain which was passed for action at a BCC meeting some months ago. The gardeners suggested that they wait until the cooler weather so that the plants can more easily establish their root systems.

2(b) This will be placed on the Agenda next month as Lee-Ann Olin will follow up with Aveo.

6.3 (re 5.3) & 6.4 (re 5.4) The BC is seeking a shade for this light from the supplier & then the light will be turned back on for the safety of all residents.

6.5 (re 5.5) Noted & filed.

6.6 (re 5.6) Security: The Gracemere Blvd. entrance gates have proved to be problematic over many years & we continue to look at different options to address this issue.

Speeding Traffic: This issue has been discussed previously & a Motion put at an AGM for residents to vote on. It was a unanimous vote to NOT install speed bumps.

6.7 (re 5.7) Noted & filed.

6.8 (re 5.8) Lee-Ann will follow up with new Manager, Cosimo who will be asked to do a full review of evacuation points & then report back to the Committee.

In the meantime, Lee-Ann will address the issue of the faded Emergency sign opposite the large red fire box near the Manor entrance.

7. Treasurer's Report : John Weeden – April meeting & May meeting reports.

❖ This report is prepared for the April 2022 BCC meeting with the financial information available for February 2022.

**INCOME**

The income from ILUs and SAs for the month of February was \$1,282 **below** the budget for the month. Extra information has been added to the printout for the Statement of Income & Expenditure for the quarter and the actual income is \$3,608 **below** budget (same as last report) and the actual income for ytd is \$10,280 **below** budget. This is all very confusing and even more so when comparing with the Detail Trial Balance where two of the three individual balances for income do not agree with the Statement of Income & Expenditure.

**EXPENSES**

During February there was expenditure in three Accounts.

Bank Charges:- \$1

R&M Electrical:- \$655. This was for a meter tripping at V158 (\$340), repairs at various locations (\$225) and Yarran Rd pedestrian gate (\$90).

R&M TV Antennae:- \$163 but no details are shown in the Detail Trial Balance

Total Actual Expenditure for February was \$818 and actual ytd was \$125,042 compared to a budget ytd of \$147,572. This is 15.3% under budget.

## BALANCE SHEET

The Balance Sheet for January still appears to be incorrect as it lists four Term Deposits each for \$50,000 and one for \$53,740. I have commented on several occasions that this last one should be \$53,865. Since then a further Term Deposit was due to be rolled over on 30<sup>th</sup> November 2021 but Accounts have been unable to provide a new Certificate.

The working account was \$125,175 but the Bank Statement and Reconciliation Report at 28 February 2022 were not available.

Total Accounts Receivable was \$25,452 and Total Liabilities was -\$4,250 giving Net Assets of \$400,117 (an increase of \$14,396 since last month).

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### ❖ This report is prepared for the May 2022 BCC meeting with the financial information available for March 2022.

## INCOME

The income from ILUs and SAs for the month of March was \$1,203 **below** the budget for the month. Extra information has been added to the printout for the Statement of Income & Expenditure for the quarter and the actual income is \$11,127 **below** budget and the actual income for ytd is \$11,483 **below** budget.

## EXPENSES

During March there was expenditure in seven Accounts.

Quantity Surveyor Reports:- \$882 but the Actual year to date (ytd) is **minus** \$2,301. **How is this so?**

Contractor – Pest Control:- \$2,516 for Exterra Termite Control System.

R&M Roof:- \$2,849 Repairs to roof at V88 (\$476), SA227 (\$2,133) and V108 (\$240).

R&M Building:- \$1,830. SA 227 repair ceiling (\$240), V118 roof leaks (\$120), V88 repairs (\$120), V106 repair exterior plaster (\$240), V168 grind out loose render (\$790), V139 install new grout (\$320)

R&M Electrical:- \$405. Repair two bollards near V81 and V150.

R&M Plumbing:- \$5,218. Install new PVC at V123 (\$1,800), install stormwater pit at V126 (\$480), clear blocked drain at V128 (\$636), Gutter repairs at V15 (\$450), clear stormwater pits and blockage at V29 & 31 (\$1,850).

R&M Garden & Grounds:-\$836. Supply plants for V17 (\$350) **Why?** Mulch for garden at V31 (\$400), Miscellaneous items (\$86)

Total Actual Expenditure for March was \$14,536 and actual ytd was \$139,578 compared to a budget ytd of \$166,018. This is 15.9% under budget.

## BALANCE SHEET

The Balance Sheet for March still appears to be incorrect as it lists four Term Deposits each for \$50,000 and one for \$53,740. I have commented on several occasions that this last one should be \$53,865. Since then a further Term Deposit was due to be rolled over on 30<sup>th</sup> November 2021 but Accounts have been unable to provide a new Certificate.

The working account was \$141,027 which agrees with the Bank Statement and Reconciliation Report at 31<sup>st</sup> March 2022.

Total Accounts Receivable was \$9,125 and Total Liabilities was -\$5,289 giving Net Assets of \$398,603 (a decrease of \$1,514 since last month).

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

## 8. Community Manager –

- ❖ Discussion re Higgins Painting Contract – Painting of Stage 5 to begin in June.
- ❖ Tree at rear of v 96. Head gardener, Michael has been asked to do a survey of trees in the village for those needing pruning. Committee will then decide if arborist will be brought in earlier to do the annual pruning which would obviously include tree at v96.

## 9. General Business :

### 9.1 Turning off bollards -

This item will be put onto the June Agenda for further discussion when new Manager & Nole Beardwood will be present.

9.2 Hard prune of trees -

This issue has already been discussed – we will await quote for annual pruning before proceeding.

However, pruning of tree at rear of v96 has been approved regardless.

9.3 Set date for BC AGM -

AGM will be held on Friday, 30<sup>th</sup> September, 2022 at 10.00am in Gracemere Manor.

Initial Notice of meeting & call for Nominations Form will be sent to Lot Owners first week in June, 2022.

Date of next meeting: **Friday, 3<sup>rd</sup> June, 2022** at **9.00am** in Gracemere Manor.

Close of Meeting: 11.08 am.

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Chairman

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Date