

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

Minutes of Committee Meeting held on

3rd June, 2022

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.
Chairman, George West welcomed our new Community Manager, Cosimo Ronconi to his first Body Corporate meeting with us.
Apologies: Nole Beardwood.
2. Confirmation of Minutes of BCC meeting held on 6th May, 2022
Minutes accepted as a true & correct record.
Moved: Arnold Vandenhurk. Seconded: Pat Bowen.
3. Business arising from Minutes :
 - 3.1 ILU Fencing Issue, villa 116 – Cosimo Ronconi, Nole Beardwood. Refer Item 8.
 - 3.2 Issues with new street lighting – Cosimo Ronconi, Nole Beardwood,
Motion moved: Pat Bowen, Seconded: Tom Shaw – “to install a light shade cover on street light in front of villa 96.” Majority of BCC members approved installation of a cover costing \$1, 420.00 + GST. Motion passed. Cosimo Ronconi to action.
 - 3.3 Unrestrained dog on Body Corporate property – Lee-Ann Olin, Cosimo Ronconi, Nole Beardwood.
Following talk with resident, Cosimo Ronconi to follow up on changes to be made by resident at villa.
Cosimo to report back to next BCC meeting.
 - 3.4 Common Property Irrigation System – George West.
The new section (Lot 3) does not have a sprinkler system so the “problem” area is a section of the “older” area of the village. The garden sprinkler system in this older area is now 17 years old & many pipes & sprinklers are broken or do not function! Michael (head gardener) reports that to fix the system would mean to take everything out & start again – a very, very costly business for which residents would pay. Cosimo Ronconi will seek confirmation that the pop-up lawn sprinkler system & the garden bed sprinklers are on 2 separate systems.
Cosimo will also seek costs on replacement of garden beds’ sprinkler system.
 - 3.5 Gracemere Blvd Gate Security – Cosimo Ronconi, Lee-Ann Olin. Refer Item 8.
 - 3.6 Tree pruning requirements – George West. Refer Item 8.
 - 3.7 Turning off Bollards – George West.
Cosimo Ronconi suggested the goal should be that when a bollard malfunctions, replace the head with a solar head as this would add additional light to the area between the new street lights. Cossi to talk with electrician, using Links Cove as the trial, as to what it would cost to do this.

3.8 Changes to the Fountain – George West. Refer Item 8.

4. Outward Correspondence:

- 4.1 John Davies, 25/5/2022 – Re: Emergency Signage.
- 4.2 G. Lucas & S. Ferber, 25/5/2022 – Re: Security & Speeding Traffic.
- 4.3 Steve & Jane Hill, 26/5/2022 – Re: Common Property Irrigation, Night Lighting, Gracemere Blvd Gate Security.

Endorsed: Tom Shaw. Seconded: John Weeden.

5. Inward Correspondence:

- 5.1 Lee-Ann Olin, 25/5/2022 – Re: New Emergency Sign.
- 5.2 Pat Charlwood, 26/5/2022 – Re: BCC May 2022 Minutes.
- 5.3 Pat Charlwood, 26/5/2022 – Re: Leaking Roof.
- 5.4 Jan Corlett, 30/5/2022 – Fence between v115 & v116.

Received: John Weeden. Seconded: Pat Bowen.

6. Business arising from Correspondence:

- 6.1 (re 5.1) New signs approved by BCC & will be installed by onsite team.
- 6.2 (re5.2) Pat Charlwood reminded that on a number of occasions the BC has informed residents that the cleaning of gutters on villas is a resident's responsibility. Through Newsletters we have suggested that residents contact Maroochy Home Assist who can organize this service at a small cost!
- 6.3 (re5.3) Leaking roof repaired to resident's satisfaction.
- 6.4 (re5.4) This is a Body Corporate issue dealt with in Item 8, Manager's Report.

7. Treasurer's Report : John Weeden –

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

INCOME

The income from ILUs and SAs for the month of April 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 \$3,608 **below** budget and the actual income for ytd is \$12,687 **below** budget. **Why?**

EXPENSES

During April there was expenditure in three Accounts.

Quantity Surveyor Reports:- **minus** \$882 but the Actual year to date (ytd) is **minus** \$3,184. **How is this so?**

R&M Plumbing:- \$1,527. Blocked drain at Villa 31.R&M Garden & Grounds:-\$350. Supply and install mulch and topsoil.

Total Actual Expenditure for April was \$995 and actual ytd was \$140,573 compared to a budget ytd of \$184,465.

This is 23.8% under budget.

BALANCE SHEET

The Balance Sheet for April 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 30th November 2021 but Accounts have been unable to provide a new Certificate.

The working account was \$142,744 which agrees with the Bank Statement Report at 30th April 2022.

Total Accounts Receivable was \$24,269 and Total Liabilities was -\$5,740 giving Net Assets of \$415,013.

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

8. Community Manager – Cosimo Ronconi.

- **ILU Fencing Issue Villa 116 (3.1)**

- Pending confirmation of actions to be taken.

Action: The BC Committee unanimously agreed to instruct the Lot Owner (Aveo), to make the necessary changes required to bring the villa back to its original condition.

- **Issues with new Street Lighting (3.2)**

- KTM has submitted the quote attached for \$1,420.00 + GST to custom make and install a light shade cover for the streetlight in front of Villa 96. *(See Quote page 3)*
- Nicklin Electrical will be onsite on 6th June to attend to the electrical circuit of the streetlights that are not working in front of the Manor.

Refer to 3.2 under Business Arising.

- **Unrestrained dog on Body Corporate property (3.3)**

- Mangers have met with the Resident owner of the dog and explained the Pet Policy followed by a letter to confirm the resident responsibilities under the Policy.

Refer to 3.3 under Business Arising.

- **Gracemere Blvd Security Gate (3.5)**

- Nicklin Electrical has been engaged to investigate the faults to the gate and provide a quote for the suggested rectifications. The report and quote are currently pending.

Action: Cosimo Ronconi has been asked to find out if we are legally bound to have entrance gates. PSCC is only one of two Aveo villages in SE Qld. to have entrance gates. Cost of repairing malfunctions is very costly to all residents.

- **Tree Lopping (3.6)**

Top Cut Tree Solutions completed the work approved at the last meeting in front of Villa 96. The company has also inspected the other large trees that require pruning including those ones along the back fence of Seabreeze villas.

Top Cut will submit a detailed quote for Committee's consideration.

- **Roof Tile Replacement / Repair project update**

- DS Roofing has submitted the quote attached for \$ 14,421.82 + GST to install valley clips, repoint all ridge caps with flexible pointing and change all broken tiles to the following villas: 71-72,73-74,75-76,77-78,79-80,81,82-83,91-92,93-94,95-96,97-98-99-100. At this stage the works are scheduled for September pending acceptance of the quote *(See Quote page 4)*

Action: Quote accepted & Cosimos Ronconi to action.

- **Manor Roof Leaks – Caretaker Update**

- The Remedial works have been scheduled in August to re-seal the roof and valleys and retile and re-seal the area around the kitchen exhaust flue.

- **Water Fountain Works**

- Hedge Property has advised the works that were previously approved will be conducted in July.

New action items:

- **Emergency Assembly Point Sign**

- SS Signs has submitted a quote for \$180.00 + GST to supply a new sign. The installation is to be completed by the onsite Team. *(See Quote page 5)*

- **Villa 14 Stormwater – drainage issues**

Eastern Plumbing has submitted a quote for \$ 3,861.82 + GST to supply and install 3 x new ground pits run a new stormwater line (Approx. 35m) and connect it to the existing pits. *(See Quote page 6)*

Action: Cosi asked to get a second quote for this item.

- **Villa 163 Stormwater– drainage issues**

- Eastern Plumbing has submitted a quote for \$ 2,954.55 + GST to excavate to stormwater drainage, cut out faulty section of drainage and replace with new. *(See Quote page 7)*

Action: Cosi was asked to get a second quote for this item.

9. General Business :
None.

Date of next meeting: Friday, 1st July, 2022 at 9.00am in Gracemere Manor.

Close of Meeting: 11.35 am.

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Chairman

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Date