

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

Minutes of Committee Meeting held on

5th August, 2022

Gracemere Manor,

21 Gracemere Boulevard,

Peregian Springs, QLD 4573

Meeting commenced: 8.55 am.

1. Attendance: George West (Chairman), Cheryl Hodges (Secretary), John Weeden (Treasurer), Tom Shaw, Pat Bowen, Arnold Vandenhurk. Cosimo Ronconi, Community Manager.
Apologies: Nil.

2. Confirmation of Minutes of BCC meeting held on 1st July, 2022
Minutes accepted as a true & correct record.

Moved: Pat Bowen.

Seconded: Tom Shaw.

3. Business arising from Minutes :

3.1 ILU Fencing Issue, villa 116 – Cosimo Ronconi. Refer to Item 8.

3.2 Unrestrained dog on Body Corporate property – Cosimo Ronconi,

Resident has applied for & been granted permission to erect a temporary fence at front entrance to villa. Now off Agenda.

3.3 Common Property Irrigation System – Cosimo Ronconi. Defer to next meeting.

3.4 Gracemere Blvd Gate Security – Cosimo Ronconi. Refer to Item 8.

3.5 Trees overhanging fence at villa 100 - Cosimo Ronconi. Refer to Item 8.

3.6 Cost of replacing bollard head with solar head when original head malfunctions – Cosimo Ronconi. Cost still pending.

3.7 Insurance – George West & Pat Bowen.

Following further investigation into Insurance costs by Cosimo Ronconi, this item has now been taken off the Agenda.

4. Outward Correspondence:

4.1 Jackie & Colin Wearne, 3/7/2022 – Re: Roofing Repairs, Front Gate, Treasurer's Report & Street Lighting.

4.2 Cosimo Ronconi, 12/7/2022 – Re: Large tree branches overhanging fence at villa 100.

Endorsed: John Weeden.

Seconded: Tom Shaw.

5. Inward Correspondence:

5.1 Steve Hill, 13/7/2022 – Re: Tree roots causing concerning problems between villa 97 & villa 96.

5.2 Bernard & Jocelyne Dearlove, 28/7/2022 – Re: Temporary dog fence.

Cc. Correspondence:

1. Ron Marshall, 12/4/2022 – Re: Tunstall unit cable connection.
2. Terry & Desolie Gleeson, 17/7/2022 – Re: Blocked stormwater drain at rear of villa.

❖ **Cosimo Ronconi is addressing both items.**

Received: Arnold Vandenhurk.

Seconded: John Weeden.

6. Business arising from Correspondence:

6.1 (re 5.1) Cosimo Ronconi to get quote to cut tree down & to poison stump.

6.2 (re 5.2) Approval given for temporary dog fence.

7. Treasurer's Report : John Weeden –

This report is prepared for the August 2022 BCC meeting with the financial information available for June 2022. The Statement of Income & Expenditure and the Balance Sheet were not available as these were still being worked on as it is the end of the financial year. At 5.30pm yesterday evening I did receive a copy of the Detail Trial Balance, the Bank Account Statement and the Bank Reconciliation Report

INCOME

There is no comment as the Statement of Income & Expenditure was not received.

EXPENSES

Once again, it is hard to make meaningful comment, but by studying the Detail Trial Balance some expense, accrual and recharge may give an indication of what may be expected when the Statement of Income & Expenditure is released.

Quantity Surveyor Reports:- At the end of May the balance shown for this item was **minus** \$3,183.60. During June there was a charge of \$1,050, an accrual of \$1,360, a further "accrual 50% Corp" of \$340 and a "recharge to Corp 50%" of **minus** \$525 giving a balance of **minus** \$958.60. Budget \$1,176.

How is this so? Does it mean that the QS pays us for the privilege of giving us a report?

Insurance Claim Expense:- At the end of May the balance shown for this item was \$1,959. During June there was a further charge of \$3,668 and three recoding items totalling \$5,627 giving a balance of **zero**.

Contractor – Pest Control:- Three recoded items totalling \$7,533 giving a balance of \$23,898. Budget \$24,513.

R&M Roof:- Four items and five accrued items totalling \$2,822 giving a balance of \$22,046. Budget \$17,297

R&M Building:- \$120 for rain damage to V61 giving balance of \$3,706. Budget \$7,000.

R&M Electrical:- Six items relating to gates or bollards totalling \$1,039 and five recoded items totalling \$2,320. One of these recoded items (\$497) should be recoded again as it relates to a TV Antenna. The balance for the year is **minus** \$7,244. Budget \$20,000

R&M Plumbing:- Blocked drain at V29 (\$204), one accrual to replace flooded floor at V130 (\$8,146) and thirteen recoded items totalling \$7,467. One of these recoded items (\$101) appears incorrect as it relates to a Gate and Nicklin Electrical. Total for this account is \$28,344. Budget \$25,000.

R&M Garden & Grounds:- Four recoded items (\$645). One of these was for "six monthly service by The Pump House" (\$577). ***Was this for the irrigation system?*** Balance was \$11,637. Budget \$25,267.

Unable to give total expenditure for the month or the year

BALANCE SHEET

No Balance Sheet was available but in the Detail Trial Balance there is listed a Term Deposit for \$53,740 which I think should be \$53,865.

The Bank Statement Report at 30th June 2022 showed a balance of \$166,112.

Moved that report be accepted: John Weeden.

Seconded: Cheryl Hodges.

8. Community Manager – Cosimo Ronconi.

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

The Community Manager met with the Resident of Villa 116 to discuss the modifications to the Fencing structure.

Action: The village Manager is to seek legal advice on behalf of the BCC.

- **Issues with new Street Lighting**

The quote to install a light shade cover for the streetlight in front of Villa 96 was approved at a previous meeting. The work order has been issued to the manufacturer, but the work is pending.

- **Gracemere Blvd Security Gate (3.4)**

Nicklin Electrical has attended again to a fault of the Gracemere gate. The issue was once again caused by ants entering the box during wet weather and causing electrical faults which were resolved. Cosimo has also met with Noosa Garage doors to discuss ongoing gates problems. According to Noosa Garage doors, the gates do not present any structural issues nor concerns related to the power supply. The Technician has explained that the faults experienced are very common especially during wet weather as the motor boxes are not (and cannot be) fully sealed. The technician explained that the motors are still in good working conditions and at this stage their replacement is not required. In terms of future replacement, the motor will have to be of the same brand and model to fit with the gate and track.

- **Tree Lopping**

Top Cut has completed the works approved previously except for the tree in front of Villa 46 as the resident has objected in having this tree lopped.

Action: Michael (Head Gardener) reviewed all trees in village with Top Cut (Tree loppers).

We, as a Committee, accept what the gardeners advise – that's what we pay them for!!

Resident in Villa 46 will be advised in writing that the tree in front of the villa will be lopped asap.

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

The quote from DS Roofing was approved previously 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.

DS has submitted an additional quote for \$4,425.24 + GST to complete the same works at the same time to villas: 108-109,110-111,112-113.

Motion moved Tom Shaw seconded Pat Bowen, all in agreement, that these works be carried out.

- **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.

- **Villa 14 Stormwater – drainage issues**

At the last meeting, the Committee has approved the quote from Eastern Plumbing to supply and install 3 x new ground pits and run a new stormwater line (Approx. 35m) and connect it to the existing pits. The work order has been issued and the works are currently pending.

- **Villa 163 Stormwater– drainage issues**

At the last meeting, the Committee has approved the quote from 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. The work order has been issued and the works are currently pending.

- **Villa 97 – drainage issues**

Eastern Plumbing has completed the works approved at the last meeting.

- **Villa 12 – Stormwater issues**

At the last meeting, the Committee has approved the quote from Eastern Plumbing to excavate around the stormwater drainage, cut out faulty section of drainage and replace with new. The work order has been issued and the works are currently pending.

- **Pedestrian Gates**

At the last meeting, the Committee has approved the quote from Nicklin Electrical to replace the 2 keypads at the 2 pedestrian gates which are often left open by the residents due to the difficulty of operating the existing keypads.

Parts have been ordered and will be installed asap.

- **Painting Program**

Higgins has completed the annual maintenance program including the Manor building wash.

New action items:

- **Visitors' carpark**

Several residents have reported of 2 vehicles that are permanently parked in the visitor parking and requested that the owners move the vehicles into their own parking space. As outlined in 12.4 C of the Aveo Disclosure document: "Only park in your parking space and not in any areas we designate for visitors parking"

Action: This car park at the end of Links Cove was never designated for visitors' parking, it was originally built for staff parking, but over the years staff have taken to parking in the spaces beside the Manor. The space in question is Common Property & is the responsibility of the Body Corporate which does not have a problem with these residents parking there.

- **Trees along boundary fence with School:**

Cosimo met with the Principal of Saint Andrew School on 3rs August to discuss pruning and cleaning of the trees and drains along the boundary fence and upcoming construction projects of the school which will be notified in due course.

- **Proposed removal of 2 Trees**

the large tree in the front yard of villa 96) has an aggressive roots system that is getting around the house slab (see photo) with the risk of causing further damages to the underground service pipes in the area as for the recent repairs to broken sewerage pipe at Villa 97 which was caused by this tree. The residents suggests that the tree is removed and the roots system is poisoned. The same scenario is for the tree in front on Villa 84 which is of the same species and is positioned right next to a main power box and the roots are possibly disturbing the main stormwater system under. The resident also believes that this tree should be removed.

Top Cut inspected both trees on 4th August and will submit a quote for the Committee's consideration.

- **Trees in Council land next to Villa 100 (3.5)**

Cosimo to write to the Sunshine Coast Council to request that the large trees on Council lands are reduced in size.

9. General Business :

9.1 Next Painting Contract – George West.

Painting Contract is up for tender this year. Cosi to ask Higgins to submit an updated 10 year submission.

9.2 Unity Water – Cosimo Ronconi.

Three billing options have been put forward by Unity Water. Cosi to ask Melina from Unity Water to attend our next BCC meeting to discuss & to clarify options.

9.3 Body Corporate AGM – all Committee members.

The committee discussed the issue of the resolution that was dropped from last years AGM due to wrong wording, this resolution should be included for this years AGM.

9.4 Cosi reported that each year \$20,000 is allocated by Aveo_for roadworks in the village. Cosi to organize - these works will be commencing soon.

Date of next meeting: **Friday, 2nd September, 2022** at **9.00am** in Gracemere Manor.

Close of Meeting: 11.32 am.

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Chairman

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Date