

**Body Corporate for Aveo Peregian Springs**  
**Country Club - C.T.S. 31142**  
**21 Gracemere Blvd.,**  
**Peregian Springs. Qld. 4573**



**MINUTES OF ANNUAL GENERAL MEETING**  
**OF THE BODY CORPORATE**  
**held on 30th September, 2022 at 10.00am**  
**in Gracemere Manor.**

**Meeting opened at 10.00 am**

**1. Attendance, Apologies:**

**Attendance:** Chairman, George West, Treasurer, John Weeden, Secretary, Cheryl Hodges. **Committee members** - Pat Bowen, Tom Shaw.  
Nole Beardwood, Aveo Community Operations Manager, Qld North.

**Lot owners in attendance:** 23 (Eligible voters = 20 - i.e. 1 vote per villa, S/A).

**Aveo Way Nominee, Nole Beardwood:** 151.

**Eligible voters (in attendance + Postal Votes (3) + Proxies (3)):** 177.

**Apologies:** 9.

Gloria Bisset, Bruce Hodges, Pauline Shaw, Ann Horsley, Arnold Vandenhurk, Marjorie Vandenhurk, Brian Kelly, Patricia Mitchell, Terri Waddell.

**2. Admittance of Postal Voting papers:**

Total number of Postal Votes received: 3

**3. Appointment of Scrutineers:**

Frank Gava, Bronwyn West, John Davies.

**4. Chairman's Report:** George West.

**THE CHAIRMAN'S ANNUAL REPORT –**

The last 12 months has been different for two reasons.

The first reason is during the last 12 months we have had 3 different Village Managers, with an extended time in between each Managers demise and arrival. We have been lucky that during the times between Managers we have had Nole Beardwood filling the gaps as best as he could whilst still doing his job as Regional Territory Manager. I think we should also thank Temika and Gemma for their efforts in assuring that the “show must go on” in these trying periods.

The second reason that this has been an unusual previous 12 months is because of the change in the weather from a dry period to a wet stormy period. The extreme nasty weather conditions with

high winds and huge rainfalls tested the Village for the first time in many years. The result was that like all other villages and regions of Australia the extreme weather had a major impact on drains, guttering and the infrastructure of the Village. Many repairs had to be done during this time with water, for the first time either threatening to invade villas or in one case, getting into the villa causing flood damage.

This obviously has had an adverse impact on the Sinking Fund. Eastern Plumbing were present in the Village almost every day during this time, they responded well but of course charged the Sinking Fund accordingly.

The Committee during the last 12 months have also had to deal with the usual ongoing day to day issues of resident's not complying with the rules, regulations and by laws that the Committee has to by law, ensure that they are enforced. There is a small number of residents who believe that the rules and regulations are not for them but for everybody else.

The same old issues and problems keep coming up month after month, for example the gates, the performance of the gardeners, speeding vehicles and barking dogs. We try our best to address these issues however, it is hard work. As the next 12 months unfold, we will try yet again to address these issues.

I cannot thank enough the efforts of my Committee members. There are many years of experience of Body Corporate, and other Committee involvement for these loyal volunteers. They attend each meeting and give their all I am very grateful to have such a gang of people that I really respect.

Talking about the Committee the same crew will be on deck for the next 12 months. No one else has nominated for any of the Committee positions. I am often asked what will happen if there is no Body Corporate Committee. This of course will happen in the future as more and more Lot Owners exit the village to be replaced by Leaseholders. However, that is still many years ahead. What is more likely is that the Committee members will not nominate as we are all, except for Cheryl, getting older and feeling our age. For example, this is my last 12 months as your Chair. I am tired of the whingeing, selfish, demanding, abusive and self-centred attitude of a small group of Residents who have no idea what is required of you if you live in a community environment.

So what happens if there was no BCC. The responsibility of managing and overseeing the BC would then be done by Aveo. All the regular activities that the Committee now carries out would be transferred to Aveo. This is, the approval of all expenditure related to the Sinking Fund, the compliance with the Body Corporate regulations issued by the Queensland department of Justice, the approval of any material changes to the village, for example the erection of fences and other changes to the outside of villas and the formation of the Sinking Fund budget each year which determines the level of your contribution into the Sinking Fund.

I am not saying that this would be a bad thing, in fact some residents might welcome the demise of the Committee. However, I think for the benefit of the village it would be better if residents who are Lot Owners are involved in these activities that I have described above.

To finish please always remember that if you are communicating with the BCC it is not what you say, but the way that you say it that will have an effect on whether you get the outcome that you want.

## **5. MOTIONS**

### **MOTION 1 – CONFIRMATION OF PREVIOUS GENERAL MEETING**

*Ordinary Resolution*

*Statutory Motion*

That, by ordinary resolution, the minutes of the last general meeting dated Friday, 24 September 2021 as previously circulated, be confirmed as a correct record.

*An explanatory note for the motion is included in the explanatory schedule.*

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VOTING	YES = 177	NO = 0	ABSTAIN = 0
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**The Chair declared the Motion passed.**

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### **MOTION 2 – APPROVE ELECTRONIC VOTING**

*Ordinary Resolution*

*Submitted by Committee*

That, from 1<sup>st</sup> March 2021 in conjunction with the BCCMA legislation amendments, voting on motions to be put by Open Ballot or Secret Ballot may be permitted to be cast electronically (in addition to the existing voting methods) by sending the voting paper by electronic facsimile or email to the Secretary (or the Body Corporate Manager exercising the powers and duties of the Secretary), or by using a suitable online platform such as Stratamax Voting Hub or/and in the manner set out in the voting instructions accompanying the Voting Paper, unless at any time the Body Corporate resolves to the contrary.

*An explanatory note for the motion is included in the explanatory schedule.*

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VOTING	YES= 174	NO= 1	ABSTAIN= 2
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**The Chair declared the Motion passed.**

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### **MOTION 3 – DECISION NOT TO AUDIT ACCOUNTS**

*Special Resolution*

*Statutory Motion*

That by special resolution, and in accordance with Section 176 (1)(b) the body corporate’s statement of accounts for the financial year ending 30/06/2022 not be audited.

#### **VOTING INSTRUCTIONS**

*(if you want the accounts to be audited, vote **NO**; if you do not want the accounts to be audited, vote **YES**)*

*An explanatory note for the motion is included in the explanatory schedule.*

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VOTING	YES = 174	NO = 1	ABSTAIN = 2
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**The Chair declared the Motion passed.**

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### **MOTION 4: APPOINTMENT OF AUDITOR**

*Ordinary resolution*

*Statutory Motion*

That, by ordinary resolution, the body corporate appoints an auditor (qualified in accordance with SM s177) to audit the body corporate’s statement of accounts for the financial year ending 30/6/2022

*An explanatory note for the motion is included in the explanatory schedule.*

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VOTING	YES	NO	ABSTAIN
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## **Motion 4 ruled out of order because Motion 3 was passed.**

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### **MOTION 5: RATIFY INSURANCE POLICIES**

*Ordinary resolution*

*Submitted by committee and Statutory Motion*

That, by ordinary resolution, the building insurance policy affected and held by the body corporate be ratified and accepted. The insured values are as per the attached certificates and are disclosed in accordance with SM

s196. The Body Corporate further accepts any changes to the excess as per the policy documents and the information.

**Current insurance values are as attached:**

**Building Insurance:** Zurich/Vero/QBE/Chubb,SUU

**Public Liability:** Ansvar Insurance/CGU Insurance

**Broker/Agent:** Gallagher Australia Pty Ltd

**Sum Insured:**

**Building:** \$81,411,200 Excess \$10,000

**Public Liability:** \$300,000,000 Excess \$5,000

An explanatory note for the motion is included in the explanatory schedule.

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VOTING	YES = 175	NO = 0	ABSTAIN = 2
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**The Chair declared the Motion passed.**

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### **MOTION 6: ADOPTION OF THE FINANCIAL STATEMENT**

*Ordinary Resolution*

*Statutory Motion*

That, by ordinary resolution, the statement of income and expenditure for the year ended 30/06/2022, circulated with the agenda, be adopted and that all expenditure ratified as true expenditure.

An explanatory note for the motion is included in the explanatory schedule.

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VOTING	YES = 175	NO = 0	ABSTAIN = 2
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**The Chair declared the Motion passed.**

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### **MOTION 7: APPROVE ADMINISTRATON FUND BUDGETS**

*Ordinary resolution*

*Submitted by committee and Statutory Motion*

That by ordinary resolution, the Administrative Fund budget showing nil income and nil expenditure for the next financial year be approved on the basis that any expenditure approved by the Body Corporate that would normally be paid from the Administrative Fund is required to be met by the Body Corporate Manager, Australian Retirements Homes Pty Ltd, from the General Services Fund Levy paid by residents of the scheme under the terms and conditions of the Caretaking Agreement.

An explanatory note for the motion is included in the explanatory schedule.

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VOTING	YES = 175	NO = 0	ABSTAIN = 2
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**The Chair declared the Motion passed.**

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**MOTION 8: ADOPTION OF SINKING FUND CONTRIBUTION**

*Ordinary resolution*

*Submitted by committee and Statutory Motion*

In accordance with SMs160 the Body Corporate set the contributions per lot entitlement for the new financial year as follows:-

That the sinking fund budget included with meeting notice is approved and pursuant to Section 139 (1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Sinking Fund contribution for the year ending 30 June 2023 be \$197,002 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of \$41.125 per lot entitlement.

It is further resolved that, pursuant to Section 141 (3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Treasurer be authorised to issue the levy notices for the first five months of the following financial year at the interim rate as fixed by the Committee.

*An explanatory note for the motion is included in the explanatory schedule.*

VOTING	YES = 175	NO = 0	ABSTAIN = 2
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**The Chair declared the Motion passed.**

**6. Election of Body Corporate Committee for 2022/2023**

*George West assumed the role of Returning Officer for the Elections.  
The Returning Officer declared all positions on the Body Corporate Committee vacant.  
The following nominations were received for positions on the 2022/2023 BC Committee –*

- Chairman - George West.*
- Secretary – Cheryl Hodges.*
- Treasurer – John Weeden.*
- Ordinary Committee members – (in alphabetical order) Pat Bowen, Tom Shaw, Arnold Vandenhurk,*

*As these nominations comply with Sections 26(1) & 27(3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the nominees were elected unopposed.*

*As there is a vacancy for an Ordinary Committee member, the Chair called for nominations from the floor.  
There were no nominations forthcoming.*

**7. Date of next Body Corporate AGM: September, 2023.**

**8. Close of meeting: 10.40 am**

**Chairman: ..... Date: .....**