

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on**

**Friday, 7<sup>th</sup> October, 2022.**

**Gracemere Manor,**

**21 Gracemere Boulevard,**

**Peregian Springs, QLD 4573**

Meeting commenced: 9.07 am.

1. Attendance: George West (Chairman), Cheryl Hodges (Secretary), John Weeden (Treasurer), Tom Shaw, Pat Bowen, Arnold Vandenhurk.  
Nole Beardwood – Community Operations Manager, Qld North.  
Apologies: Cosimo Ronconi.  
The Chairman welcomed Nole Beardwood to our Body Corporate Committee meeting.
2. Confirmation of Minutes of BCC meeting held on 5<sup>th</sup> August, 2022  
Minutes accepted as a true & correct record.  
Moved: Pat Bowen.                      Seconded: Tom Shaw.
3. Business arising from Minutes :
  - 3.1 Common Property Irrigation System – Cosimo Ronconi.  
Defer until Cosi Ronconi returns.
  - 3.2 Trees overhanging fence at villa 100 - Cosimo Ronconi.  
Refer Item 8.
  - 3.3 Cost of replacing bollard head with solar head when original head malfunctions –  
Cosimo Ronconi. Refer Item 8.
4. Outward Correspondence:
  - 4.1 AGM Notices to Lot Owners.  
Endorsed: John Weeden.                      Seconded: Tom Shaw.
5. Inward Correspondence:  
Nil.
6. Business arising from Correspondence:  
Nil.

7. Treasurer's Report : John Weeden –

This report is prepared for the October 2022 BCC meeting with the financial information available for August 2022. The Statement of Income & Expenditure has not been updated to include the Budget figures for FY 2022-2023 ( I think this will be done for the September figures ).

**INCOME**

The Income statement was incomplete as there is no Non-taxable contribution and no Aveo Way contribution. Total income was \$6,425 (including \$253 interest).

## EXPENSES

There was expenditure in five line items.

R&M Roof:- \$339 for repairs at ILU 130

R&M Plumbing:- Total cost \$5,742. There are two items for plumbing at ILU 97 each for \$2,576 (*I trust this is not a duplication!*) Work at ILU 90 costing \$398 and at ILU 1 for \$191.

R&M Garden & Grounds:- Total cost \$406; being for 'rebuilding' at ILU 130 for \$401 and a 12v globe for \$5.

R&M TV Antennae:- Total cost \$225 for reconnecting cable in wall at ILU 109 (\$135) and rebooting TVs in ILUs 35 and 37 (\$90).

Painting – Units/SAs :- \$36,152 for Maintenance Painting Year 10 of Agreement

The total expenditure for the month was \$42,864 giving a deficit of \$36,439.

## BALANCE SHEET

In the Balance Sheet was listed four Term Deposits each of \$50,000 and one of \$53,740 even though the same term deposit (Sinking Fund 5) was listed in the end of year Balance Sheet as \$53,865. The ANZ Main Operating A/c was \$154,932 which agrees with the Account Report and the Reconciliation Report.

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

### 8. Community Manager – Cosimo Ronconi. Addressed by Nole Beardwood.

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

Aveo has organised and will pay the cost to install plants along the garden fencing. Aveo will organise the removal of this fencing upon the current resident's exit time. Aveo will grant no permission in future for this type of fencing.

- **Issues with new Street Lighting**

The installation of the light shade cover for the streetlight in front of Villa 96 has been completed

- **Tree Lopping**

Top Cut has lopped the tree in front of Villa 46 as approved previously.

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

In preparation for the start of the approved works on November 21<sup>st</sup>, DS Roofing has sourced and delivered on site 400 Boral Windsor Roof Tiles for the upcoming and future replacements as required.

- **Manor Roof Leaks – Caretaker Update**

The Remedial works have been completed including the re-seal the roof and valleys and retile and re-seal the area around the kitchen exhaust flue.

Note: These works were funded by Aveo.

- **Villa 14 Stormwater – drainage issues**

- Eastern Plumbing has completed the works as approved previously

- **Villa 163 Stormwater– drainage issues**

Eastern Plumbing has completed the works as approved previously

- **Villa 12 – Stormwater issues**

Eastern Plumbing has completed the works as approved previously

- **Pedestrian Gates**

Nicklin Electrical has replaced the 2 keypads at the 2 pedestrian gates as approved previously.

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

Following the previous meetings with the Principal of Saint Andrew, the Village and School Gardeners have teamed up and trimmed several trees and cleared some drains along the boundary fence.

- **Proposed removal of 2 Trees**

As approved at the last meeting the offending trees in front of villa 96 and 84 have been removed.

- **Trees in Council land next to Villa 100**

Cosimo has lodged an online application to the Sunshine Coast Council to request that the large trees on Council lands are reduced in size. Request reference: # 91653. Attached to the application, the screenshot of the Satellite map showing the area in question and correspondence received from the Body Corporate.

- **Garden Mulch**

Hedge has organised the delivery of 10 Cube Meters of Hoop Pine mulch for dressing the gardens and completed the installation.

- **6 Monthly Flushing Cold water supply**

Eastern plumbing has completed the 6 monthly flushing of the cold-water lines from landing valves at the end of the streets.

- **Annual Road repairs works**

Safe Foot Paths has completed the annual repairs works to rectify the trip hazards that were identified on last year report as per report attached.

**Note:** Aveo has committed to contribute \$20,000 per year toward these works.

- **Road pavers at the entry of Crest brook Place**

Action Maintenance has rectified the perimeter of the paved crossover area which was a tripping hazard.

### **New action items:**

- **Manor Rusty Gutter**

Rust Corrosion has been identified in 2 gutter section of the manor roof as per photos below. These repairs require the use of cherry Picker machinery. Metalla Construction has submitted a quote \$ 4,251.00 + GST ( Aizer quoted \$ 6,888.00 + GST for the same work ).

**Action:** Approval given for works to proceed.

- **Cost of replacing bollard heads** – Nicklin Electrical has quoted for replacement of current bollard heads with solar heads. Cost per solar head would be \$410 + GST.

**Action:** Committee unanimously made the decision that the original electric bollards will be de-commissioned & capped off at ground level as the continual expense of repairs is costing all residents.

- **Insurance Re-Imbursement**

The Insurer has approved a re-imbusement to the Body Corporate of \$6,031.46 for the flood damage in the village which happened earlier in the year. This will go back into the Sinking Fund.

- **Garden at end of Yarran Road**

External garden at end of Yarran Road will be re-planted by Hedge gardeners at BC expense for plants required.

## 9. General Business :

9.1 Issues relating to Hedge – George West. To be addressed with Cosi Ronconi.

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

Close of Meeting: 10.21 am.