

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Thursday, 3<sup>rd</sup> November, 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, Arnold Vandenhurk.

Cosimo Ronconi, Community Business Manager.

Apologies: Pat Bowen.

Visitors: Nole Beardwood, Community Operations Manager.

Melina & Nikkii – Unity Water.

Observer: Jan Corlett.

2. Confirmation of Minutes of BCC meeting held on 7<sup>th</sup> October, 2022

Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk.

Seconded: Tom Shaw.

3. Business arising from Minutes :

3.1 Common Property Irrigation System – Cosimo Ronconi.

Cosi to engage Viv (previous gardener) to give a breakdown of how the system works.

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

The decision has previously been made unanimously that the electric bollard heads would be de-commissioned. Cosi has been asked to get a quote to have the electric bollard heads de-commissioned - except for those around the Manor.

Now off Agenda.

4. Outward Correspondence:

Nil.

5. Inward Correspondence:

5.1 Mike Jordan, 19/10/2022 – Re: De-commissioning of electric light bollards.

5.2 Gurli Pederson, 20/10/2022 – Re: Guttering.

Received: John Weeden.

Seconded: Tom Shaw.

6. Business arising from Correspondence:

6.1 (re 5.1) Whilst we thank Mike Jordan for his opinion, Committee members view the situation differently & make the following points -

1. The overhead lights were put there as a replacement for the electric bollards & not as a supplement to the bollards.
2. The Body Corporate Committee had made a decision that we phase out the electric bollards overtime, however, given the fact that it is predicted that the cost of electricity will go up by approx. 50%, the Committee unanimously decided to de-commission the electric bollards sooner rather than later . We have asked Cosi to obtain a quote for this work to be done.

When we get the quote, we will then decide when we will go ahead.

6.2 (re 5.2) Cosi will ask Alan (maintenance) to inspect guttering to ascertain if it is a repair/replacement job (Body Corporate responsibility) OR whether it just requires cleaning which is a resident's responsibility.

7. Treasurer's Report : John Weeden -

This report is prepared for the November 2022 BCC meeting with the financial information available for September 2022. This will change when Management and Accounts meet next week to make adjustments to correctly balance the first quarter of the financial year.

**INCOME**

A large contribution was added for Aveo Way but the actual year to date income was \$6,524 **below** budget. The interest for Term Deposits was **minus \$2,574** (I assume this is due to accruals).

**EXPENSES**

There was expenditure in six line items.

- Quantity Surveyor Reports:- **Minus \$1,247** (Probably due to accruals)
- Contractor – Pest Control:- \$2,676
- R&M Roof:- Total cost \$2,158. D S Roofing general repairs \$2,630. Repairs to a front gutter \$240. A reversal of \$712 for an accrual in FY 22 for gutter repairs at V105. The actual ytd is \$1,575 **over** budget.
- R&M Plumbing:- Total cost \$4,864. Three items for Eastern Plumbing \$4,937. Four items for Eastern Plumbing totalling \$8,071 and a reversal of \$8,146 for an accrual in FY 22. Actual YTD is \$16,143 **over** budget. Total budget for the year is \$25,000.
- R&M Garden & Grounds:- Total cost \$13,925. Three items for Top Cut Trees totalling \$11,500 for tree trimming. One item (no details) for Hedge \$1,500. Ten items for miscellaneous items at Peregian Hardware totalling \$650.
- R&M General:- Total cost \$3,809. Trip hazard repairs \$2,972. Repairs to pavement border \$837. Actual ytd is \$1,490 **over** budget.

The total expenditure for the month was \$26,186 giving a surplus of \$4,261.

**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 \$121,427 which agrees with the Account Report.

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

8. Community Manager – Cosimo Ronconi.

- **Roof Tile Replacement / Repair by DS Roofing.**

The works previously approved are due to start on November 21<sup>st</sup> to the following Villas:

- Sea Oak Drive: 84, 87 88,89,90,91,92,93,94,95,96,97,99
- Links Cove: 100,108,109,110,110,111,112,113

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

Cosimo had 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. The Council has since advised that the trees in question are located on the land of (TMR) Department of Transport & Main Roads. Cosimo wrote to TMR and requested prompt action.

- **Gardens Irrigation**

Cosimo has contacted Viv (the previous gardener) to assess the conditions of the current system which has currently been switched off due to underground water leaks along the lines in unknown locations.

- **Street Bollards**

Nicklin Electrical has been arranged on Nov 4<sup>th</sup> to provide a quote to decommission the bollards where the new Solar streetlights were installed early in the year to illuminate the roads

**New action items:**

- **Stormwater drainage between the back of Villa 78 and 79 and School Boundary fence**

Suttons has been booked on 10<sup>th</sup> November to inspect the area outside the main storm water drain outlet. Sutton will provide a quote to clean and extract a large silt deposit that interferes with correct drainage and causes water ponding.

- **Manor Rusty Gutter**

Works approved at the last meeting are currently pending with date to be confirmed.

9. General Business :

Nil.

Date of next meeting: **Friday, 2<sup>nd</sup> December, 2022** at **9.00am** in Gracemere Manor.

Close of Meeting: 11.15 am.

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Chairman:

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Date: