

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 2nd December, 2022.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 9.00 am.

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

2. Confirmation of Minutes of BCC meeting held on 3rd November, 2022
Minutes accepted as a true & correct record.
Moved: Tom Shaw. Seconded: John Weeden.

3. Business arising from Minutes :
3.1 Common Property Irrigation System – Cosimo Ronconi.
Defer to Item 8.
3.2 Trees overhanging fence at villa 100 - Cosimo Ronconi.
Defer to Item 8.

4. Outward Correspondence:
4.1 Mike Jordan, 15/11/2022 – Re: Decommissioning of electric light bollards.
4.2 Gurli Pedersen, 15/11/2022 – Re: Guttering responsibilities at villa.
Endorsed: Tom Shaw. Seconded: Pat Bowen.

5. Inward Correspondence:
5.1 Mike Jordan, 23/11/2022 – Re: Street Lighting.
Received: John Weeden. Seconded: Tom Shaw.

6. Business arising from Correspondence:
6.1 (re 5.1) The responsibility for this issue will be handed over to Aveo who will carry out a complete audit of the lighting & report back to the Body Corporate.

7. Treasurer's Report : John Weeden –
This report is prepared for the December 2022 BCC meeting with the financial information available for October 2022.

INCOME

The Actual Income (excluding Interest) for the month was \$1,400 **below** Budget and the Actual ytd at \$57,743 was \$7,924 **below** Budget. At the end of September it was only \$6,524 **below** budget.

EXPENSES

There was expenditure in seven line items.

Contractor – Pest Control:- \$2,608 While this is above Budget for the month, the Actual ytd is \$143 below Budget.

R&M Roof:- Total cost \$2,955. Aizer Building Solutions for repair of storm damage above SA 227 (\$2,645) and Action Property for repairs to front gutter at V105 (\$310). **Both these should be checked. In Detail Trial Balance for Period 0 to 3 was an item for Aizer for \$4,836 for storm damage to SA227 and ILU88. Also there was an item for Gutter Cleaning (\$712) and a reversal for gutter repairs at V105 (\$712).** The actual ytd is \$2,364 over budget.

R&M Building:- \$32 for “Main Building”. There is no money in the Budget for this line item. **Please check.**

R&M Electrical:- In September a reversal was posted for FY22 Accrual of \$712 and during October there was expenditure of \$1,644. “Common Area Repair (\$900), Street lights (\$643) and Gracemere Gate (\$101) giving an Actual ytd of \$902 compared to Budget of \$6,667.

R&M Plumbing:- Total cost \$8,764. There was a reversal of \$2,576 for a duplicated invoice in July and August. There were several items for Eastern Plumbing - “Common Plumbing” \$1,320; V25 Remove debris from shower \$153; V131 Investigate no water pressure \$3,187; V181 Clean sewer drainage \$255; V84 Gutter clean and inspect stormwater \$852; V18 Resecure gutter \$1,800; V12 and V87 repairs \$2717.

A further item for Eastern Plumbing costing (\$1,056) seems to relate to the swimming pool. **This should be checked and transferred to MRF for Lot 134.** The Actual ytd of \$31,157 in well over the Total Year Budget of \$25,000!!!!!!!

R&M Garden & Grounds:- Total cost \$1,371. Stump removal cost \$400 and Six Monthly Check and repairs by The Pump House cost \$971. The Actual ytd is \$21,434 compared to Budget ytd of \$10,792 The total Year budget is \$32,377.

Painting / SAs:- \$20,801. Two items for Higgins labelled “Retrospective”. Actual ytd of \$56,952 is well over the Total Budget of \$45,320.

The total expenditure for the month was \$38,175 giving a **deficit** of \$22,905. The Actual ytd was \$131,411 compared to Budget ytd of \$65,864.

The Total Year Budget is \$197,593.

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 \$66,599 which agrees with the Bank Account Report (but only about half what it was at 30.9.22)

Total Accounts Receivable was \$27,051 and Total Liabilities was \$1,184 giving Net Assets of \$348,574 (\$21,420 less than 30.9.22)

Two term deposits of \$50,000 were due to mature on 30 November and I requested the NAB to reinvest the principal for 15 months and place the interest in the ANZ operating account. So far nothing has been heard from the bank or Accounts.

Moved that report be accepted: John Weeden.

Seconded: Cheryl Hodges.

8. Community Manager's Report: Cosimo Ronconi.

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

DS Roofing has completed the works 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

All the spare tiles that were recently purchased have been utilised in this round. DS Roofing and Aveo are currently sourcing more tiles and exploring solutions for the next lot of villa roofs.

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

(TMR) Department of Transport & Main Roads has inspected the trees and will proceed with lopping as required in mid-December.

- **Gardens Irrigation**

Cosimo and Michael have met with Viv (the previous gardener) to assess the conditions of the irrigation system which has currently been switched off due to underground water leaks in unknown locations and multiple equipment issues across all village.

- **Street Bollards**

Nicklin Electrical has been instructed to install a daylight sensor to control the external lights. All lights currently controlled by the manor timeclock will change to dusk to dawn operation. Works have been arranged for 5th December.

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

Suttons has inspected the area outside the main storm water drain outlet and advised that the cost for the Cleaning/Extraction Truck is \$200.00 + GST per hour and \$ \$70.00 + GST per disposed Litre. Considering travelling time, the cost is estimated to be approximately \$1,500.00 + GST but it cannot be confirmed in advance.

Action: Works approved – Cosi will advise resident of action to take place.

- **Manor Rusty Gutter**

Metalla Constructions has advised that the works previously approved have been scheduled to commence in late January.

New action items:

- **Gutter Villa 121**

Metalla Constructions has been instructed to proceed with the repairs required to the roof gutter as the same time of the Manor works above.

- **Beachgrass and Yarran Road Gardens revamp**

Michael and the Hedge Team have completed the gardening works.

- **Strata Insurance**

Aveo has completed the mid-term renewal for the strata policy for another six months ending May 2023. As a result, the insurer has agreed to roll over the current policy with a reduction of premium ranging from 2% to 16% across our villages.

- This is an excellent outcome in an extreme hard market where premium increase of 20%-30% was widely experienced across the industry.
- Consistent with the exercise in prior period, the group insurance will send out a letter outlining the renewal process and the outcome specific to our village, in due course.

9. General Business :

Nil.

Date of next meeting: **Friday, 3rd February, 2023** at **9.00am** in Gracemere Manor.