

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 2nd June, 2023.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 9.02 am.

1. Attendance: Pat Bowen (Chair), John Weeden (Treasurer), Tom Shaw, Arnold Vandenhurk.
Cosi Ronconi, Community Business Manager,
Paul Davis, Assistant Community Business Manager
Apologies: Cheryl Hodges, Keith Van Rangelrooy.

2. Confirmation of Minutes of BCC meeting held on 5th May, 2023.
Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk.

Seconded: John Weeden.

3. Business arising from Minutes :

3.1 Street Lighting – Pat Bowen.

Chairman states that it is his belief that lighting in the village is not residents' responsibility. Pat has closely read his PID which states that lighting is the responsibility of the Scheme Operator.

Letter to be written to Cosi Ronconi for further discussion on this issue.

3.2 Meeting with Higgins Painting & 2nd painting quote – Cosimo Ronconi. Refer Item 8.

3.3 Repairs to Water Harvest System – Cosi Ronconi.

Paul Davis is getting quotes for this job, but most companies approached are seemingly not interested in looking at it! This is an issue which must be resolved quickly with the forthcoming rising water costs as it will benefit all residents. Tom Shaw will look at the system & report back at next BCC meeting.

3.4 Unity Water meters –

Residents attended a meeting on Friday, 26th May, 2023 at which two representatives from Unity Water explained the options available to make the village's plumbing & sub-metering compliant with the Queensland Plumbing and Waste Water Code. The Body Corporate Committee made the decision to move the billing arrangement to Option 1.1 Property Share Percentage commencing from the August 2023 billing period. It is important to note that Aveo Way Leasehold residents are already on this billing system so the change only affects Lot Owners.

3.5 Village Trees Audit – Cosi Ronconi. Refer Item 8.

3.6 Waste Collection costs clarification – Cosi Ronconi. Refer Item 8.

3.7 Chairman's meeting with Rev. Chris Ivey report – Pat Bowen.

Pat Bowen met with Principal, Rev. Chris Ivey to discuss future building plans of the school, although these plans have already been approved by Ministerial Infrastructure Designation (MID) which by-passes any approvals from local Council!

The increase in plans from 2 storeys to 4 storeys for these buildings is a major concern for Aveo & the Body Corporate .

Nole Beardwood suggested that the Chairman, Pat Bowen, on behalf of the Body Corporate, write to Rev. Chris Ivey expressing our concerns at the height of the proposed development & the effect this will have on village residents in regard to noise, traffic blockages, drainage problems, parking, loss of sunlight & privacy.

All Committee members agreed that Pat write this letter.

3.8 Hedge – Points raised by Nole Beardwood - distribution of gardening schedule to residents & cost of 4th gardener to be investigated.

Pat Bowen firmly believes that a 4th gardener is needed now that the village has almost doubled in size since the construction of Lot 3. Of course, this comes at a cost to all residents. Further discussion needed in conjunction with Budget preparations.

4. Outward Correspondence:

4.1 Mike Jordan, 17/5/2023 – Re: Balcony Posts & Tiles.

4.2 Steve Hill, 17/5/2023 – Re: Fountain area & water rates.

4.3 Jan Corlett, 17/5/2023 – Re: Council Rate reduction for bins.

4.4 Melina Fredsberg, 31/5/2023 – Re: Unity Water distribution to village.

Endorsed: John Weeden.

Seconded: Tom Shaw.

5. Inward Correspondence:

5.1 Tom & Pauline Shaw, 29/5/2023 – Re: Hedge & Tree removal.

Received: Tom Shaw.

Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:

6.1 (re 5.1) Tom reported that front hedge is dying & requested permission to remove hedge & replace with similar type to neighbour's – all at resident's cost.

Permission given for removal & replacement of hedge at resident's cost.

Question of removal of tree to be included in arborist's survey/report.

7. Treasurer's Report : John Weeden –

This report is prepared for the June 2023 BCC meeting with the financial information available for April 2023.

INCOME

The Actual Income (excluding Interest) for the month of April was \$1,860 **below** Budget, and the ytd at \$158,492 was \$5,675 **below Budget**.

EXPENSES

There was expenditure in six line items.

Quantity Surveyor Reports:- Whilst there was no expense listed for this month, the actual ytd is **minus** \$1,247 after several reversals and recodes in previous months. I expect this will change.

Schedule Maintenance – Grounds Maintenance:- \$500 There is no money in the budget for this line item so I guess it should be **moved to R&M Garden & Grounds**.

R&M Roofs:- \$4,561 Replacement of rusted gutter on the Manor (\$4,251) repairs at V88 (\$310).

R&M Electrical:- \$438 Sensor light at V31 (\$100) and repairs to main gate keypad (\$338).

R&M Plumbing:-\$750 Raise a garden drain.

This puts our Plumbing ytd at \$40,086 compared to a total budget of \$25,000.

R&M Garden & Grounds:- \$65 for miscellaneous hardware items.

R&M Antennae:- \$295 Repair aerial in common area.

The **total expenditure** for the month was \$6,609 giving a surplus of \$8,154 for the month. The Actual ytd was \$180,824 compared to Budget ytd of \$164,661.

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 \$53,865. The ANZ Main Operating A/c was \$80,437 which agreed with the Bank Statement and the Reconciliation Report.

Total Accounts Receivable was \$81,182 and Total Liabilities was \$13,434 giving Net Assets of \$402,050.

- ❖ Committee members unanimously voted that in future 2 quotes are required for plumbing & drainage issues.

Moved that report be accepted: John Weeden. Seconded: Arnold Vandenhurk.

8. Community Manager's Report: Cosimo Ronconi.

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

Contractor: DS Roofing: The next lot of villa roofs repairs has been tentatively scheduled to commence on 24th July. Ref. Quote 9633 for \$ 14,205.00

- Quote 9533 for \$11,385.00 was previously approved to source and supply 2100 tiles of the correct colour: however, we have not been able to source these tiles which leads to the following options:
- **OPTION 1:** Quote 9662 for \$ 23,751.20 to replace the tiles on 3 carports from the side of the manor and utilise the tiles for the villa works:
- **OPTION 2:** Purchase mixed colours and replace tiles from bottom rows on units so a row of 2nd hand tiles will be at the back of the unit away from street view. (This is what DS does on domestic roof repairs) price to be confirmed.
- **OPTION 3:** Clean tiles on the ground, place tiles in roof, seal, and paint to match existing. This is time consuming and will be pricy.

Action: Decision made to wait a few months to see if DS Roofing can source matching tiles. Budget discussions to include allowing for possible increase in Quote.

- **Streetlights**

EMF Griffiths was engaged by Aveo to conduct an External Lighting Lux Assessment and to provide Lighting Recommendations & Budgets. The Report has been tabled previously. Open for discussion

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

Community Manager to follow up with James Blackley; the new facility Manger of St. Andrew's school on the progress of tree lopping and cleaning of the gardens along the boundary fence on the school side and cleaning the section opposite Villa 78 and 79 to ensure the correct stormwater drainage and the area outside the Emergency Exit gate behind Villa 71.

- **Gutter Villa 121**

Works previously approved have been completed by Metalla

- **Meeting with Higgins Painting**

Higgins has submitted their proposal for a new annual painting maintenance program for review. Programmed Painting has been engaged to provide a second quote and options.

- **Repairs to water harvest system**

Following the recent 6 monthly servicing, the Pump House has submitted a quote for \$ 6,664.18 + GST and repairs required on three water harvest systems (Tank 2, Tank 3 and Tank4) Quote and report have been tabled at the previous meeting.

We have been unsuccessful in sourcing alternate quotes as the alternative companies for this type of work have not responded to our multiple requests.

Defer to next BCC meeting.

- **Roof gutter drainage issue ILU70**

Eastern Plumbing has completed the work approved previously.

- **Sewerage drainage issue ILU73**
Eastern Plumbing has completed the work approved previously.
- **Balcony Posts and Tiles ILU50**
- The Quote from Greg McMillan for \$ 14,318.18 + GST was approved at the last meeting. The Community Manager is assisting Greg to complete the Aveo Onboarding procedure for a New Contractor and to schedule the works as soon as possible.
- **Village Trees Audit**
Top Cut has conducted an audit of all trees in the village and provided their report.
- **Waste Collection**
The trial on the new pick-up points for the Garbage Truck has been successful.
This new arrangement has reduced the amount of time the Hedge Team spends on moving bins in and out and speeded the operations.
The Community Manager is still liaising with the Council regarding the number of bins vs. cost of services vs. green waste.
- **10K speed Shared signage under convex mirrors Lot 3**
Installation completed as approved previously.
- **New action items:**
 - **Excavate and repair Sewer drainage ILU163**
Eastern Plumbing removed tree roots and submitted the quote attached for \$ 2,163.64 + GST for this work.
 - **Excavate and repair Sewer drainage ILU157**
Eastern Plumbing removed tree roots and submitted the quote attached for \$ 2,205.00 + GST for this work.

Action: Acceptance of above two quotes is subject to second quotes being received & comparisons being made.

9. General Business:

9.1 Fountain – Cosimo Ronconi.

Hedge has been asked to fix fountain area, as requested earlier, & to replace plants with more suitable varieties. Original job by Hedge was not carried out to Body Corporate request – i.e. proper drainage & a colourful, attractive flower bed.

9.2 Newsletter article re cats wandering in village – Cosimo Ronconi.

Cats allowed to wander freely in the village is becoming an increasing issue. A number of residents have complained & Cosi has approached owners & reiterated that they must abide by the Rules of Ownership. Some owners have ignored Cosi's request, so next step would be for Cosi to call Council & have cats removed. Committee members support Cosi when he says that he cannot over-ride our Pet Policy or the Council.

Date of next meeting: **Friday, 7th July, 2023 at 9.00am** in Gracemere Manor.

Close of Meeting: 11.26 am

Chairman:

Date: