

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 29th September, 2023 at 10.00am
in Gracemere Manor.

Meeting opened at 10.00 am

1. Attendance. Apologies:

Attendance: Chairman, Pat Bowen, Treasurer, John Weeden, Secretary, Cheryl Hodges.
Committee members - Tom Shaw, Arnold Vandenhurk, Keith Van Rangelrooy.
Cosimo Ronconi, Community Manager.

Lot owners in attendance: 29 (**Eligible voters** = 23 - i.e.1 vote per villa, S/A).
Aveo Way Nominee, Cosimo Ronconi: 158.
Eligible voters (in attendance + Postal Votes (3) + Proxies (0): Total = 184

Apologies: Pauline Shaw, Bruce Hodges, Kathy Van Rangelrooy.

2. Admittance of Postal Voting papers:

Total number of Postal Votes received: 3

3. Appointment of Scrutineers:

John Davies, Bronwyn West, Desolie Gleeson.

4. Chairman's Report: Pat Bowen. **THE CHAIRMAN'S ANNUAL REPORT –**

Taking over the role as Chairman of the Body Corporate Committee, due to the resignation of George West the previous Chairman, I never thought the changes that have occurred in the last eight months were possible!

The forced changes of Regulations by the Queensland Government have now impacted our village –

1) Unity Water –

Any resident's villa or apartment built before 2008 now has to have the water meter replaced to comply with Government Regulations.

After numerous meetings with Unity Water and costing reviews over six months, Body Corporate Committee members came to the decision to go with Option 1 – i.e. to use one meter and for residents to share the cost equally.

This system is already being used by Leaseholders in the village.

2) Village Street Lighting –

After eighteen months of negotiation with Aveo for new solar street lighting for the village, to replace the continuing failing of the bollards in bad weather, solar lights were finally installed at a cost of \$15,000 – paid for by Aveo.

Since then, in February this year, the management of the village ordered an audit of the village lighting and found that the village was not compliant with Government requirements.

The new estimate cost to up-grade the lighting in the “older” section of the village is \$76,000 which is, of course, on top of the solar lights already installed at a cost of \$15,000!

Currently the Committee is in discussions with Aveo for additional funding from Aveo.

3) St Andrew’s Anglican College Development –

This proposed development by St Andrew’s College is a concern to Committee members as it exceeds the height level of new and existing buildings above the approval given by the Sunshine Coast Council.

The Committee has taken the matter to the Local Member, Dan Purdie for assistance on this matter and Aveo legal representatives have since made contact with the State Minister on our behalf.

4) Hedge –

Following a meeting with the State Manager of Hedge, Committee members were given assurance that new procedures will start in October and that we will hopefully see the improvement that is expected.

It will be a major project for the new Committee to monitor.

Finally, I wish to thank the Committee members for their support over the last eight months and a special thanks to Cheryl Hodges who has been a supporter of this village over 19 years with both Committees – job well done, Cheryl.

Pat Bowen – Chairman. Body Corporate Committee

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, 30 September 2022 as previously circulated, be confirmed as a correct record.

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

VOTING

YES = 184

NO = 0

ABSTAIN = 0

The Chair declared the Motion passed.

MOTION 2 – 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 30/06/2023 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.

VOTING	YES = 183	NO = 1	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 3: 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 30/6/2023

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

VOTING	YES	NO	ABSTAIN
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Motion 3 ruled out of order because Motion 2 was passed.

MOTION 4: 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: Pool of Insurers selected by Aon Risk & Asset Management

Public Liability: Pool of Insurers selected by Aon Risk & Asset Management

Broker / Agent: Aon Risk & Asset Management

Period of Insurance: From: 4.00pm on 31st May 2023 to: 4.00pm on 31st May 2024

Sum Insured:

Building: \$ 181,327,000 Excess \$10,000.00

Public Liability: \$ 150,000,000 Excess \$ 50,000.00

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

VOTING	YES = 183	NO = 1	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 5: ADOPTION OF THE FINANCIAL STATEMENT*Ordinary Resolution**Statutory Motion*

That, by ordinary resolution, the statement of income and expenditure for the year ended 30/06/2023, 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.

VOTING	YES = 183	NO = 0	ABSTAIN = 1
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The Chair declared the Motion passed.

MOTION 6: 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.

VOTING	YES = 184	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

MOTION 7: 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 2024 be \$206,649 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 \$43.15 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 = 184	NO = 0	ABSTAIN = 0
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The Chair declared the Motion passed.

6. Election of Body Corporate Committee for 2023/2024

Frank Gava assumed the role of Returning Officer for the Elections.

The Returning Officer declared all positions on the Body Corporate Committee vacant.

The Returning Officer then called for Nominations for the following positions -

Chairman - Pat Bowen.

Secretary - Cheryl Hodges.

Treasurer - John Weeden.

Ordinary Committee members – (in alphabetical order) Tom Shaw, Arnold Vandenhurk, Keith Van Rangelrooy, Bronwyn West.

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.

7. Date of next Body Corporate AGM: September, 2024. (TBA)

8. Close of meeting: 10.35am

Chairman:

Date: