

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Wednesday, 6th December, 2023.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 8.57 am.

1. Attendance: Pat Bowen (Chair), Cheryl Hodges (Secretary), John Weeden (Treasurer), Tom Shaw, Keith Van Rangelrooy, Bronwyn West, Arnold Vandenhurk.
Paul Davis, Assistant Community Manager.
Apologies: Cosi Ronconi, Community Manager.
2. Confirmation of Minutes of BCC meeting held on 3rd November, 2023.
Minutes accepted as a true & correct record.
Moved: Bronwyn West. Seconded: Keith Van Rangelrooy.
3. Business arising from Minutes :
 - 3.1 Street Lighting - Cosimo Ronconi & Pat Bowen.
Secretary to write to Nole Beardwood expressing our concern at the length of time Aveo is taking to make a definitive decision on this matter which Committee members see as an issue which has been on the Agenda for a number of months.
 - 3.2 Annual Painting Maintenance Programme - Cosimo Ronconi.
Above correspondence to also include our dissatisfaction at length of time taken to conclude this contract. Committee members strongly agree that the village must be maintained to its high standard & not be allowed to deteriorate.
 - 3.3 Review of village fire plan - Cosimo Ronconi. Completed.
 - 3.4 Vegetation on school side behind villa 164 - Pat Bowen.
Pat Bowen approached James Blackley (St Andrew's) & vegetation was cleared same day behind 7 villas!!
 - 3.5 Fault in front patio path, villa 135 - Pat Bowen.
Job has now been completed.
4. Outward Correspondence:
 - 4.1 Terry & Desolie Gleeson, 14/11/2023 - Committee's appreciation for letter.
 - 4.2 Ron Heather, 14/11/2023 - Re: Front patio path repair.
 - 4.3 James Blackley, 14/11/2023 - Committee's appreciation for removal of rubbish.
Endorsed: John Weeden. Seconded: Keith Van Rangelrooy.
5. Inward Correspondence:
 - 5.1 James Blackley, 14/11/2023 - Acknowledgement of 4.3 correspondence.
 - 5.2 Pat Charlwood, 2/12/2023 - Re: Garden maintenance comments, December, 2023 Newsletter.

5.3 Shirley & Norm Barnes, 29/11/2023 – Re: St Andrews Development.

❖ COPY – Noel Nugent, 9/11/2023 – Re: Paving request between villas 20 & 21.

❖ COPY – Richard Fullford, 4/12/2023 – Re: NBN Upgrade to premises.

Received: Arnold Vandenhurk.

Seconded: Bronwyn West

6. Business arising from Correspondence:

6.1 (re 5.1) Noted with appreciation & filed.

6.2 (re 5.2) Issues raised by Pat Charlwood were discussed & decision made to write to Management to clarify points in Pat's letter.

6.3 (re 5.3) Secretary to reply with requested information.

7. Reports from Committee Members:

a) Tom Shaw reported on issues surrounding the water harvest system & is liaising with Management to resolve problems.

b) Bronwyn West – new hedge plants established at villa 162.

Gardeners are on schedule except for mowing which is delayed due to dry weather.

New gardener to start in 6 weeks as we have been one short intermittingly.

8. Treasurer's Report : John Weeden –

No Treasurer's Report as Quarterly figures not available.

9. Community Manager's Report: Paul Davis - Assistant Community Manager.

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

As approved previously, DS Roofing has completed the roof repairs to sections the include ILU71 to ILU83 and ILU9 to ILU14 plus some minor repairs to ILU87, 108 and 191 which were flagged separately. The next and final lot for repairs in the next financial year is the section that includes ILU1 to ILU8 and ILU180 to ILU185. DS Roofing will send a quote in due course.

- **Streetlights**

LEADSUN has been engaged to provide a quote for street light upgrade to Links Cove. This quote is currently pending.

- **Annual Painting Maintenance Programme**

Aveo has issued the Tender document for an 11 Year Painting Maintenance Program to 6 companies. At this stage only Higgins and Programmed Painting have accepted to quote. The final Quotes are pending due to last minute changes in the scope of works.

- **Repairs to water harvest system:**

The Pump House has completed the works quoted and approved previously, and have spent a short amount of time with Tom Shaw. Tom has some follow up measures/ rectifications that he would like to advise, such as inspection of both bag filters in the control bays, consideration for the control bays to be weather proofed, and weed maintenance to occur at the bay at Crestbrook place.

Action: Paul Davis to address issues with Water Harvest System raised by Tom Shaw.

- **Rectification to Sunken floor next to driveway of ILU 135:**

The issue has been reported and it was consequently inspected by the Maintenance Officer.

A Work order was issued to Action Maintenance who had inspected the area and has now completed the rectification works, with just an acid wash remaining.

- **Carer Room**

As approved at the last meeting, Aveo has arranged and paid for the window replacement of the Carers room on level 2 of the Manor.

New Items

- **Garden between ILU 20 and 21**

The residents have provided written request to the Community manager to install pavers in place of the rock garden which was presented at the previous Body Corporate meeting and declined by the committee. Following this decision, further correspondence was received by the residents and given to the Body Corporate committee for further consideration.

Action: A number of residents throughout the village have laid down pavers (at their expense) in area similar to that described by residents in villas 20 & 21. If a request is made to Management, aforementioned residents could do same between their villas. This is not a Body Corporate expense.

- **Main Entry Gate Motors**

Please see attached quotes for replacement gate motors from suppliers Noosa Garage Doors and Magnetic Electrics for your consideration. Due to the age, current condition, and increasing frequency of repairs, it is advised that these are replaced. The difference in price is mainly due to the commercial use quality of the product.

Magnetic Electrics: \$6897.00

Noosa Garage Doors: \$3906.10

Motion: Keith Van Rangelrooy moved that Quotation: MB 3624 from Magnetic Electrics Pty Ltd for \$6,897.00 be accepted. Seconded: Bronwyn West. All members agreed.

- **ILU 46 Driveway Pressure Clean**

A request has come through from Adrian Partridge that his driveway be pressure cleaned at no cost as it is a trip/ slip hazard particularly in the wet. Driveway photo attached.

Action: Cleaning of driveway is not a Body Corporate responsibility – it is a resident’s responsibility. Moved: Keith Van Rangelrooy seconded: Arnold Vandenhurk that request denied. Unanimously agreed by committee members. Paul Davis to reply to resident.

10. General Business:

10.1 Water Rates – Keith Van Rangelrooy. A resident contacted Keith regarding excessive water bill – Keith to help resident investigate.

Date of next meeting: **Friday, 2nd February, 2024** at 9.00am in Gracemere Manor.

Close of Meeting: 10.30 am

Chairman:

Date: