

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

Minutes of Committee Meeting held on

Friday, 3rd May, 2024.

Gracemere Manor,

21 Gracemere Boulevard,

Peregian Springs, QLD 4573

Meeting commenced: 9.04 am.

1. Attendance: Cheryl Hodges (Secretary & Chair), John Weeden (Treasurer), Tom Shaw, Bronwyn West, Arnold Vandenhurk. Cosimo Ronconi, Community Manager, Lisa Morrison, Assistant Community Manager.
Apologies: Pat Bowen, Keith Van Rangelrooy.
Observers: Jan Corlett, George West.

2. Confirmation of Minutes of BCC meeting held on 2nd April, 2024.

Corrections to Minutes:

- Bronwyn West noted that Jan Corlett was an Observer at the April meeting.

The Chair then asked that Inward Correspondence, 5.5 from Jan Corlett be addressed now as correspondence relates to Corrections to Minutes.

Under the Body Corporate & Community Management (Standard Module) Regulation 2008, Jan was asked to leave the meeting whilst the Committee discussed her correspondence.

Following discussion & acknowledgement of Jan's comments the following corrections will be recorded -

- There was only ONE VOTE taken - i.e. under General Business, Item 10.1 but result was recorded incorrectly under 3.1 of the Minutes, Business Arising.
- Vote was actually taken under General Business when it was obvious that Keith Van Rangelrooy was not able to join the meeting.
Minutes were then accepted with corrections -

Moved: Arnold Vandenhurk.

Seconded: Bronwyn West.

3. Business arising from Minutes :

3.1 Annual Painting Maintenance Programme Contracts - Cosimo Ronconi.

Programmed Property Services have been asked to offer a final review of pricing.

When received, a meeting will be held for all residents to be presented with information on quotes received.

The suggested procedure will then be that the Body Corporate Committee will not provide a preference for contractor, but that individual Lot Owners will be allowed their own vote at an EGM to take place in June - date to be decided.

4. Outward Correspondence:

4.1 Cosimo Ronconi, 9/4/2024 – Re: Painting Quotes.

Endorsed: Tom Shaw.

Seconded: Arnold Vandenhurk.

5. Inward Correspondence:

5.1 Shirley & Norm Barnes, 4/4/2024 – Re: St Andrews College redevelopment.

5.2 Geoff Lucas & Sandi Ferber, Re: Correspondence to Village Manger regarding Speeding and Security.

5.3 Jan Corlett, 24/4/2024 – Attendance at May 3rd BCC meeting, incorrect Minutes (April) & “other errors.”

5.4 George West, 24/4/2024 – Attendance at May 3rd BCC meeting.

5.5 Jan Corlett, 30/4/2024 – Re: BCC Minutes.

❖ COPY – Glenda Townsend, 2/4/2024 – Re: Gardening – Villa 180.

❖ COPY – Geoff Lucas & Sandra Ferber, 22/4/2024 – Tank Water V26.

Received: Bronwyn West.

Seconded: John Weeden.

6. Business arising from Correspondence:

6.1 (re 5.1) Secretary to reply to residents & include requested information.

Also letting them know that correct procedure for correspondence from Aveo Way residents is through the Village Manager who is their representative on the Body Corporate Committee.

6.2 (re 5.2) Speeding in village - This has been an on-going issue for many years!

The Manager, Cosimo Ronconi will write to all residents asking for suggestions to control speed within the village by not only visitors & delivery drivers, but also as noted, some residents!

Security – Cosi to ask residents for suggestions regarding pedestrian gate access on Yarran Road which does not have any locking apparatus.

6.3 & 6.4 (re 5.3 & 5.4) Letters from Lot Owners to attend BCC meeting.

6.5 (re 5.5) Correspondence discussed under Item 2 – Confirmation of Minutes.

7. Reports from Committee Members:

1) Bronwyn West feels that the gardeners are working much better since their numbers have increased. Cosi also reported that he has had a number of compliments re new team members - friendly & obliging.

2) Tom Shaw – Water Harvest is still presenting a problem with 2 residents reporting that washing is coming out of their washing machine with a smell!

Cosi has asked Skipper Plumbing to investigate.

Tom asked if Management would pay to have water tested from these machines – Cosi agreed.

8. Treasurer’s Report : John Weeden –

This report has been prepared for the May BCC meeting with the financial information for March 2024.

Attached is the report in the revised format as requested by the Chairman of the BCC and provided by the VM.

Income

It will be noted that Actual Income ytd is only \$130 below Budget.

Expenses

Under Contractor – Pest Control it will be noted that \$3,444 will be moved to MRF thus reducing that cost much closer to Budget.

Total Expenditure ytd is \$133,755 (which will reduce to \$130,311, see above) compared to a Budget ytd of \$168,332. Also attached is a copy of the Balance Sheet showing the Main Operating A/c of \$134,600 which agrees with the Bank Statement and Reconciliation Report. Net Assets is shown as \$426,870

Moved that report be accepted: John Weeden.

Seconded: Bronwyn West.

9. Community Manager's Report: Cosimo Ronconi –

- **Annual Painting Maintenance Programme**

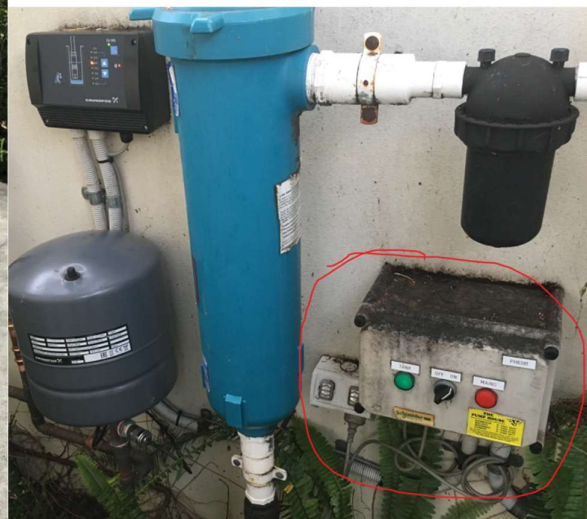
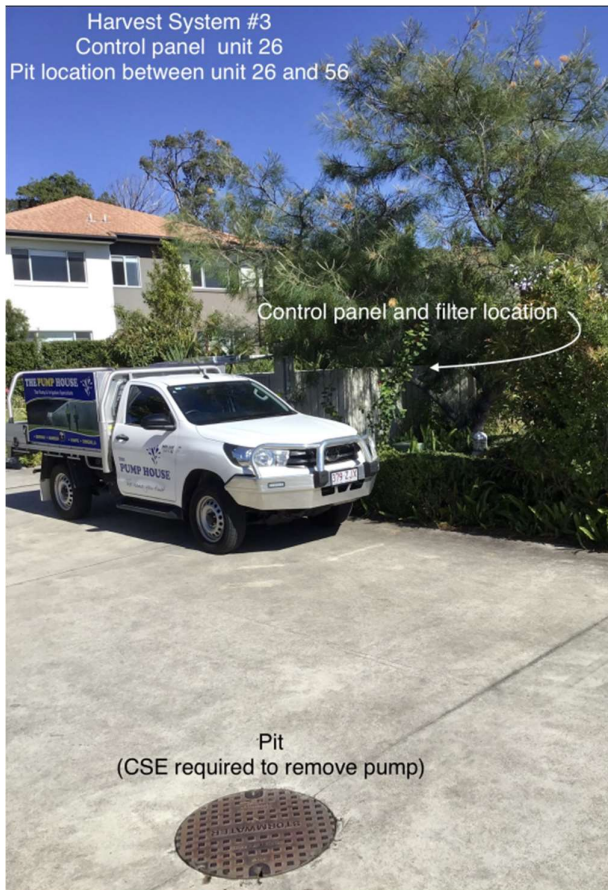
Higgins and Programmed Maintenance have submitted their quotes in line with the Tender document for the 11 Year Painting Maintenance Program. The quotes are currently under final review by Aveo Head Office.

- **Repairs to water harvest system:**

As per the last service carried out on site, the Pump House recommend replacing the Changeover panel on system #3 as the electrical parts inside are corroded due to water ingress.

Also require ordering more sock filters to be kept on site.

The new control panel can be installed on the next service and install the new sock filters on the 2 x harvest systems numbers # 2 & #3. The Pump House submitted a quote of \$1,387.79 + GST for these works.



Unanimous acceptance of The Pump House quote of \$1,387.79 + GST for above repairs.

- **Manor Roof:** Roof inspection was conducted on November 23 and 6 sections were identified for repairs as per report provided. Aveo Facilities Management is seeking quotes for the rectifications required.

- **Groundskeeping – Hedge**

the Hedge team have just about completed a full circuit, Mow, Snip, Blow, Hedge Front and back. They have one street outstanding in zone 4, which should be completed by the weekend. Starting from next week, Hedge will adhere to the schedule as it's seen below, starting from Tuesday 7th, as 'Week One – Mow All Zones'

We have received very positive feedback from several residents who had their gardens attended to, for the positive and proactive attitude shown by new gardeners employed by Hedge.



PEREGIAN SPRINGS - MONTHLY SITE PLAN
Week One – Mow all Zones
Week Two – Zone One & Two Garden Maintenance
Week Three – Mow all zones
Week Four – Zone Three & Four Garden Maintenance
This is all weather dependant and any overlaps caused by weather will simply continue into the next week.
Mowing will be priority through Spring & Summer.



- **ILU 141 –Sewage Pipes and Drains**

Worked approved at last meeting have been completed.

- **ILU 130 – Garden Drains Issue**

The works previously approved have been completed.

- **Back of ILU 78 and 79 - Storm water drain in St. Andrew's land.**

Following further investigations by the Community Manager and Aveo, it has been suggested that the Stormwater drainage in question sits on an easement and it is Council responsibility. The Community Manager is to contact the Council to arrange their visit as soon as possible next week.

- **Blocked Stormwater drain, Sea Breeze in front of ILU 184**

As approved at the last meeting Skipper plumbing has arranged the works to commence on May 9th at 8am. Residents of the surrounding units have been advised that the Road maybe blocked during the works and arrange alternative parking if required.

10. General Business:

10.1 Arnold Vandenhurk raised the issue of a boat which has been parked in the Visitors' Car Park at the entrance to Links Cove for several weeks.

Cosimo Ronconi will address issue with resident as this is not permitted.

This area is reserved for parking by visitors, staff and residents visiting the Manor.

Date of next meeting: **Friday, 7th June, 2024** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.00 am