

**BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB**

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 7<sup>th</sup> June, 2024.**

**Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

Meeting commenced: 9.00 am.

1. Attendance: Cheryl Hodges (Secretary & Chair), John Weeden (Treasurer), Tom Shaw, Bronwyn West, Arnold Vandenhurk, Keith Van Rangelrooy (joined meeting at 9.20am)  
Cosimo Ronconi, Community Manager.  
Apologies: Pat Bowen, Lisa Morrison, Assistant Community Manager.  
Observers: Jan Corlett, George West.
  
2. Confirmation of Minutes of - 1) BCC meeting held on 3<sup>rd</sup> May, 2024.  
Minutes accepted as a true & correct record.  
Moved: Bronwyn West. Seconded: Arnold Vandenhurk.  
2) Extra BCC meeting held on 21<sup>st</sup> May, 2024.  
Minutes accepted as a true & correct record.  
Moved: Arnold Vandenhurk. Seconded: John Weeden.
  
3. Business arising from Minutes :
  - 3.1 Annual Painting Maintenance Programme Contracts – Cosimo Ronconi.  
Defer to Manager’s Report.
  - 3.2 Speeding in the village – Cosimo Ronconi. Defer to Manager’s Report.
  - 3.3 Security on pedestrian access gate on Yarran Road – Cosimo Ronconi.  
Defer to Manager’s Report.
  - 3.4 Storm water drain on St Andrew’s land, back of villas 78 & 79 – Cosimo Ronconi.  
Defer to Manager’s Report.
  
4. Outward Correspondence:
  - 4.1 Shirley & Norm Barnes, 8/5/2024 – Forwarded requested information.
  - 4.2 Jan Corlett, 9/5/2024 – Re: Corrections to 2<sup>nd</sup> April, 2024 BCC Minutes.
  - 4.3 Cosimo Ronconi, 30/5/2024 – Re: Extra BCC meeting, 21/5/2024.
  - 4.4 Cosimo Ronconi, 4/6/2024 – Re: Meeting change date.
  - 4.5 Lot Owners, 4/6/2024 – Notice re change of dates for Residents’ Information session & Extraordinary Meeting.  

Endorsed: Bronwyn West.      Seconded: John Weeden.
  
5. Inward Correspondence:
  - 5.1 Jan Corlett, 5/6/2024 – Re: Attendance at BCC meeting, 7/6/2024.
  - 5.2 John Davies, 5/6/2024 – Re: Passing of AGM Minutes at the planned EGM.

5.3 George West, 5/6/2024 – Attendance at BCC meeting, 7/6/2024.

Received: John Weeden.

Seconded: Tom Shaw.

6. Business arising from Correspondence:

6.1 Re: 4.5 I apologise for the confusion that has been reported by a number of Lot Owners & Aveo Leasehold residents regarding the issue of a Proxy Form to vote on the appointment of the Painting Contract for the next 11 years.

**Proxy Form & Voting Paper** can only be submitted if you are **NOT** attending the meeting & should be received no later than one hour before the meeting commences.

**It should also be noted** that only Lot Owners can vote to accept the Minutes of the previous AGM.

6.2 (re 5.1 & 5.3) Letters to attend BCC meeting. Noted & filed.

6.3 (re 5.2) John Davies queried Motion 1 on the Agenda for the Extraordinary General Meeting to be held on 25/6/2024. He stated that he thought that AGM Minutes “would only be able to be approved at an AGM rather than at an Extraordinary GM.” The Body Corporate & Community Management (Standard Module) Regulation 2008, states that 1) All meetings of the body corporate are general meetings  
2) A general meeting is either an annual general meeting or an extraordinary general meeting.

Furthermore – Re: Agenda for a general meeting – If there has been a previous general meeting a motion to confirm the Minutes of the last meeting must be voted on.

7. Reports from Committee Members:

- 1) Bronwyn West - Beechgrass Cres. has finally had all its hedges trimmed!!  
Bronwyn questioned the gardener spraying for weeds along the roadway edges!! She asked what is to happen to the weeds in the back & side gardens? No answer! Now that we are in winter, Bronwyn asked when some of the larger trees & shrubs will be lopped ? Cosi to investigate further regarding whether present gardeners to do this job, whether tree loppers to be engaged or whether we wait for new contract to be sorted. Report at next meeting.  
Cosi reported that the tenders for the new Gardening Contract will be presented firstly to the Body Corporate & then presented to residents.
- 2) Tom Shaw has been on holiday so will follow up with Cosi on outstanding issues.

8. Treasurer’s Report : John Weeden –

This report has been prepared for the June BCC meeting with the financial information for April 2024. The information was provided at 4.45pm yesterday so I apologise in advance for any errors in this report.

**Income**

The Total Income Actual ytd is \$163,272 compared to a Budget of \$174,712: or \$11,400 below Budget.

**Expenses**

**Contractor – Pest Control**

Eight items were re-coded out of this category giving an Actual ytd of \$14,443 compared to a Budget of \$14,773.

**R&M Electrical**

A small amount was spent at Bunnings but this ***should be checked*** as two other items (with same code, same descriptions but differing amounts) have been listed under other categories.

There are two other items for Sunshine Antenna totalling \$970 for antenna replacement. ***Why are these not listed under the category R&M TV Antennae?***

### **R&M Plumbing**

There are three items totalling \$1,726 which the VM wishes to check and one item for down pipe replacement at V31 costing \$2,515.

### **R&M Garden & Grounds**

There are six items the VM wishes to check

### **R&M Fire Service**

There is one item for \$419 for repairs to fire panel being Re-coded out.

### **R&M Pest Control**

One item for \$400 for Pest control at V46.

**Discussion & Motion:** *This item was for the eradication of rats. Following further discussion just before General Business was addressed, the following Motion was presented –*

**Motion:** *“That the Body Corporate declines to pay any further costs associated with the eradication of wildlife & any introduced species of vermin – this includes rats, snakes & bush turkeys.”*

**Proposed:** *Keith Van Rangelrooy. Seconded: Arnold Vandenhurk. Unanimously passed.*

### **R&M General**

Four items from Bunnings which the VM wishes to check

Total Expenditure ytd is \$135,906 compared to a Budget ytd of \$187,036.

Due to a printing error the Balance Sheet shows no figures. However the Bank Statement shows a Main Operating A/c of \$142,869. From the Detail Trial Balance I can find the usual five Term deposits totalling \$254,000.

Moved that report be accepted: John Weeden.

Seconded: Arnold Vandenhurk.

## 9. Community Manager’s Report: Cosimo Ronconi –

- **Annual Painting Maintenance Programme**

The Extraordinary General meeting to vote on this contract will be held at 3pm Tuesday 25<sup>th</sup> June.

In preparation for this meeting, Aveo will hold a Residents Information session of the painting project and quotes received to be held at 3pm Friday 21<sup>st</sup> June 2024 .

Aveo has also provided all Leasehold residents with a proxy form to have their say in respect to the appointment of an eleven-year painting contract.

- **Repairs to water harvest system:**

As approved at the last meeting, the new control panel of Pump #3 will be installed by the Pump House on the next service along with new sock filters on the 2 x harvest systems numbers # 2 & #3.

**Action:** Tom Shaw to discuss further issues with Cosi.

- **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**

Aveo has issued a Gardening contract tender for the next financial year starting July 24.

5 companies have visited the site in May and are submitting their quote proposals.

The quotes received are currently under review by Aveo Procurement Team and will be presented by the end of June. Residents will be called to vote for the appointment of the new service contract.

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

Following the Council visit, we have been advised that the Stormwater drainage in question is not Council responsibility. The Community Manager has liaised with the St. Andrew and coordinated the cleaning of area by the school team which is now complete. Please see report prepared the Community Manager for future reference for the cleaning of this area.



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- **Blocked Stormwater drain, Sea Breeze in front of ILU 184**  
Skipper Plumbing has completed the works as approved previously.



- **Vehicles Speeding**  
We have received correspondence from the residents of ILU 26 in relation to the vehicles speeding in the village. The resident has suggested to consider the installation of radar speed display signs to increase speed awareness and compliance with speed limits. This solution has been successful in another Aveo Village. See example below for Committee consideration.

**AUS 1,401.18** ~~AUS 1,592.25~~ -12%  
 Wholesale 5+ pieces, extra 5% off  
 Solar powered led radar sensors controlled traffic speed sign solar powered limit signs radar detector  
 1 sold

The resident also reported that some pedestrian gates were not lockable.

This has now been fixed by maintenance.

The resident suggested to affix "Private property" signs at the village entries to keep out unauthorised pedestrians for Committee consideration.

**Action:** It was suggested that the personal approach by Cosi would be more effective to help control speeding within the village.

We ask residents to identify trucks, delivery vans &/or residents cars & to report to Cosi so that he can follow up.

10. General Business:

10.1 Set Body Corporate 2024 AGM date - Cheryl Hodges.

BC AGM to be held on Friday, 27<sup>th</sup> September, 2024 at 10.00am.

- Body Corporate AGM Notices calling for Nominations & Motions were distributed to Lot Owners at the beginning of June.

Nominations & Motions to be received by end of June to be included in AGM.

10.2 Keith Van Rangelrooy -

a) Drain along back of villas in Sea Breeze Rise has been blocked for quite some time. The gardeners recently cleared debris from drain but left it all to the side of the drain!! Cosi will investigate after our meeting.

b) One solar light still not working in Sea Breeze Rise - Cosi to follow up.

10.3 John Weeden -

Main In Gate still faulty at times. Sensor flickering & needs to be kept clean to operate correctly.

10.4 Tom Shaw asked why we haven't got solar panels on roof of the Manor as currently there is a generous subsidy available to install solar panels.

Cost would be a major issue as this would have to be included in the Budget!!

Letter to Cosi requesting that he investigate costs of installation of panels.

Date of next meeting: **Friday, 5<sup>th</sup> July, 2024** at 9.00am in Gracemere Manor.

Close of Meeting: 10.28 am

Chairman: .....

Date: .....