

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 6<sup>th</sup> September, 2024.  
Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

Meeting commenced: 8.57 am.

1. Attendance: Pat Bowen (Chairman), Cheryl Hodges (Secretary), John Weeden (Treasurer), Tom Shaw, Bronwyn West, Keith Van Rangelrooy, Arnold Vandenhurk. Cosimo Ronconi, Community Manager, Mark Williams, Maintenance.  
Apologies: Nil.  
Observer: Jan Corlett.

2. Confirmation of Minutes of BCC meeting held on 2<sup>nd</sup> August, 2024.  
Minutes accepted as a true & correct record.  
Moved: Arnold Vandenhurk. Seconded: Bronwyn West.

3. Business arising from Minutes :

- 3.1 Annual Painting Maintenance Programme – Cosimo Ronconi.  
3.2 Fountain area at entrance to Manor – Cosimo Ronconi.  
3.3 Repairs to Water Harvest System – Cosimo Ronconi.  
3.4 Manor roof – Cosimo Ronconi.

Defer all Business Arising to Manager's Report, Item 9.

4. Outward Correspondence:

- 4.1 Aveo residents, 3/8/2024 – Re: Hedge Gardening issues.  
4.2 Sandi Ferber, 4/8/2024 – Re: Gardening issues.  
4.3 Steve Hill, 15/8/2024 – Re: Hedge gardening issues.

Endorsed: Keith Van Rangelrooy. Seconded: John Weeden.

5. Inward Correspondence:

- 5.1 Steve Hill, 11/8/2024 – Re: Body Corporate Meeting, 2 August 2024, Minutes.  
5.2 Pam Hill, 11/8/2024 – Re: Serious Safety Concerns Regarding Occupation of Villa 83.  
5.3 Cosimo Ronconi, 16/8/2024 – Re: Above issue.  
5.4 Gloria Bisset, 17/8/2024 – Re: Concerns.  
5.5 Richard Fullford, 24/8/2024 – Re: Aveo Insurance Resident Consulting Group.  
5.6 Steve Hill, 24/8/2024 – Response to Gardening Issues.  
5.7 Mark Williams, 27/8/2024 – ILU 83 up-date on back walkway.  
5.8 Jan Corlett, 30/8/2024 – Attendance at BCC meeting on 6<sup>th</sup> September.

Received: Bronwyn West. Seconded: Tom Shaw.

6. Business arising from Correspondence:

6.1 (re 5.1 & 5.6) Issues satisfactorily addressed by Chairman in his reply to Steve Hill.

6.2 (re 5.2) Issues were addressed promptly by Cosi & Mark (Maintenance).

6.3 (re 5.3) Information re actions taken to address issues.

6.4 (re 5.4) Cosi to address issues on unit.

6.5 (re 5.5) Noted & filed.

6.7 (re 5.7) Refer to 6.2 & 6.3.

6.8 (re 5.8) Noted & filed.

7. Reports from Committee Members:

a) Bronwyn West – **GARDENING REPORT BODY CORPORATE MEETING 6<sup>th</sup> SEPTEMBER 2024**

21<sup>st</sup> August 2024 - Pat, Keith, Cosi, Damion from Hedge, and myself met at the fountain to discuss how to beautify this area. It was decided Cosi would obtain a quote for demolishing the structure. When the structure is demolished Hedge will lay turf and plant a striking feature tree in the centre. The flagpole will remain where it is situated now. Last week Hedge supplied two shrubs which complement the existing two. These shrubs will be replanted elsewhere.

28<sup>th</sup> August 2024 - Pat and I met with Damion and he explained why there had been no mowing shown on the gardening cycle plan, for the fortnightly mows during August. Being still winter the lawns did not require mowing fortnightly, instead the gardeners continued their winter pruning of hedges. As of Monday 2<sup>nd</sup> September, fortnightly mowing will commence.

Pat and I inspected the pathway access to the golf course at the end of Links Cove. The garden is bare earth, twigs and leaves. The overhanging branches from the gum trees blocks sunlight thus growing plants would be difficult, this pathway is also on the boundary of Villa 25.

Next, we spoke with the resident at Villa 119 and were amazed to see the huge turkey nest at the rear of this property on the Golf Course land. Also, in this same area it is overgrown, rubbish and debris backing up to the fence. This applies to other villas in Links Cove. With new owners at the Golf Course suggestion is to approach them to view this hazard.

Bronwyn West

- ❖ The first six weekly report from Hedge was received & distributed to Committee members. It was detailed & reflective of the work done by the gardeners to bring the villages' gardens up to standard. Committee members believe that the gardens are presenting much better than earlier in the year.

b) Tom Shaw – The Water Harvest System still presents problems from time to time.

Mark was asked to check that the system is working properly each day.

c) Pat Bowen reported on the recent Chairmen's Meeting in Brisbane -

At the recent Chairmen's Round table conference held in Brisbane on 8<sup>th</sup> August 2024 attended by Tom Shaw & myself, there were some interesting matters raised.

(1) Natalie Patterson confirmed that Brookfield is selling its interest in Aveo & not consolidating as first thought.

(2) Aveo have sold off 5 Villages - they are Geelong, Bendigo, Tamworth, Coffs Harbour & Toowoomba.

These Villages were sold to Teman Communities & settlement will be in September 2024, Teman currently have 9 villages - 2 in WA, 4 in NSW (3Newcastle area) & 3 in QLD. These villages are for over 55s.

(3) There is the prospect of further sales from the Aveo portfolio – i.e. all communities in both South Australia & Tasmania - a total of 16 villages.

(4) Aveo will be spending up to \$30 million across their portfolio on Solar technology on all villages which hopefully will be confirmed by end September. This will basically be to cover Community Centres.

(5) One village raised the issue of a lot owner wishing to sell his property. He had a prospective buyer interested but on the condition the property is sold as a lot owner not a lease owner. The village manager said it is not possible.

Natalie said that a lot owner can sell the property whichever way they want, as long as the new owner is happy to abide by Village regulations & rules.

(6) Natalie Patterson introduced a new appointment -

Justine Hughes who is the Chief Care Officer. Her role is to oversee the growth of the home care packages - to expand the benefit to all village residents.

#### 8. Treasurer's Report : John Weeden -

- ❖ The Chairman, Pat Bowen, mentioned that this report is John's last report as Treasurer and stated that following a number of years as Treasurer of the Body Corporate Committee, John will be missed for his conscientious attitude & eye for detail.

This report has been prepared for the September BCC meeting with the financial information for June 2024.

#### Income

The Total Income Actual ytd is \$227,458 compared to a Budget of \$209,654: or \$17,804 **above** Budget. This is mainly due to Term Deposit interest of \$16,312 which was not included in the budget.

#### Expenses

Six line items were over budget or need further comment.

#### Income Tax Expense

Actual ytd \$5,182 compared to budget of **\$965**. Only the Accounts Dept can comment on this.

#### Contractor – Pest Control

Actual ytd is \$37,875 compared to a Budget of \$17,728. CM is to investigate further.

#### R&M Building

Actual ytd is \$14,432 compared to a Budget of zero because rust in a villa's balcony (which required the removal of floor tiles) was not known when the budget was prepared.

#### R&M Fire Service

Actual ytd is \$21,630 compared to Budget of \$9,865. When the Budget was prepared it was assumed that an annual inspection was needed but the Fire Service insisted it had to be a Five Yearly Inspection - much more involved and expensive.

#### R&M Pest Control

Actual ytd is \$1,120 compared to a budget of zero. On six occasions Flick responded to reports of rats and bees even though no money was included in the Budget.

#### R&M General

Actual ytd is \$17,331 compared to a Budget of \$10,742. This line item contains many and varied expenses but about nine items totalling approximately \$6,000 could have been debited to either R&M Plumbing or R&M Electrical

Some good news – R&M Plumbing was right on budget and R&M Roof, R&M Plant & Equipment, R&M Electrical, R&M Garden & Grounds and Painting were all below budget.

Total Expenditure ytd is \$194,127 compared to a Budget ytd of \$224,443 – ie \$30,316 **below** budget. However this is **not** as good as it looks because \$45,000 was included in Painting for building wash downs and none were done so we are really about \$15K **over budget**.,,

#### Balance Sheet

The Balance Sheet showed a Bank balance of \$118,317 (which agreed with the bank statement) and five Term deposits totalling \$255,620.

Total Assets were \$452,291 and Total Liabilities were \$15,446 giving Net Assets of \$436,846.

Moved that report be accepted: John Weeden.

Seconded: Cheryl Hodges.

## 9. Community Manager's Report : Cosimo Ronconi.

### • **Annual Painting Maintenance Programme**

- Higgins will confirm next week the date to commence the works in September as listed on Year 1 Schedule.
  - Once the dates are confirmed, we will send notifications out to all residents.
- **Repairs to water harvest system:**
  - The new control panel of Pump #3 has been installed by the Pump House.
  - Systems service has been completed and in operations.
  - Pump House has completed the Aveo onboarding training and supplied the documents required for contractors' compliance.
  - Replacement sock filters on the 2 x harvest systems numbers # 2 & #3 have been ordered.



### • **Manor Louvres Windows:**

- Aveo has engaged Air Boar to complete the rectification to the Louvres windows on Manor level 1, 2 and Tower which are connected to the Fire Alarm system.
- The scaffoldings company visited the site in August.
- Higgins Painting has agreed that we utilise the annual discretionary hours part of the annual painting maintenance to repaint the internal walls of the tower while the scaffolding are in place and Air Boar has agreed to facilitate this.

### • **Groundskeeping – Hedge**

- Hedge has completed the first 6 weeks cycle and provided the relevant checklist report document that was signed by Hedge Management and the Community Manager and handed to the Body Corporate.
- The Hedge Operation Manager has completed his weekly site visits and met with the Gardeners Team, the Community Manager and Body Corporate representative.
- The overall maintenance of the grounds is in very good conditions.

### • **Annual Tree Lopping**

- Top Cut has provided a quote for Trimming and reshaping of all street trees throughout the complex and to Trim any trees within 3m of homes for fire safety as done in previous years.
- Works to be carried out by a 3 man crew, AQF Level 5 and 3 Arborists. Truck chipper and trailer lift.
- Works completed under day rate – 8hrs including travel. All waste removed from site.
- **Estimated time for completion 4 days at the quoted cost of \$4,000.00 + GST per day.**

- While Top Cut is onsite we will instruct to trim the Tree in ILU 120, ILU 15 and to quote for the removal and grind the stumps of the tree in front of ILU 80 ( as the roots are growing near the Main Electrical Box.
- **Parent's Cars parked in Yarran Road at School pick up/drop off time**
- Following a complaint received from a resident, the Community Manager has written to the St. Andrew asking that they advise the parents to not park in Yarran Road.
- The Community Manager has also lodged a request to the Council for a No-parking Street sign. The reference number is TIM2403456R.
- **Yarran Road Garden Beds**
- Following a request received from a resident, the Community Manager has inspected the garden beds along Yarran Road with Hedge Management and Body Corporate Representatives and it has been agreed that Hedge will attend as soon as possible to remove weeds, and provide a quote to supply new plants to revegetate the garden bed along the pathway.
- The Gardening Team has advised that that some residents
- The resident suggested that a weekly leaf blowing service to Yarran Road would help maintaining street free the leaves. However, Yarran road and its trees are Council land, plus there is a nest of a bush turkey which is very active. Bush Turkeys are a protected species, and we cannot remove them from their habitat

10. General Business:

Nil.

Date of next meeting: **Friday, 4<sup>th</sup> October, 2024** at 9.00am in Gracemere Manor.

Close of Meeting: 10.38 am

Chairman: .....

Date: .....