

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 4<sup>th</sup> October, 2024.  
Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

Meeting commenced: 9.00 am.

1. Attendance: Pat Bowen (Chairman), Cheryl Hodges (Secretary), Tom Shaw (Treasurer), Bronwyn West, Keith Van Rangelrooy, Jan Corlett, Arnold Vandenhurk.  
The Chairman welcomed new Committee member, Jan Corlett onto the Committee.  
Cosimo Ronconi, Community Manager, Isabelle Jones, Assistant Community Manager, Mark Williams, Maintenance.

Apologies: Nil.

Observer/s: Nil.

2. Confirmation of Minutes of BCC meeting held on 6<sup>th</sup> September, 2024.  
Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk.      Seconded: Bronwyn West.

3. Business arising from Minutes :

3.1 Fountain area at entrance to Manor – Cosimo Ronconi.

Cosi is waiting for a requested up-dated quote.

3.2 Annual Tree lopping – Cosimo Ronconi.

Defer to Manager's Report, Item 9.

4. Outward Correspondence:

4.1 Richard Fullford, 10/9/2024 – Re: Membership of the Aveo Insurance Resident Consulting Goup.

4.2 Pamela Hill, 10/9/2024 – Re: Safety Concerns at villa.

4.3 Cosimo Ronconi, 10/9/2024 – Re: Concerns expressed at villa 104.

4.4 Steve Hill, 12/9/2024 – Re: Gardening issues in the village.

4.5 Gloria Bisset, 12/9/2024 – Re: Clothes line wall issue.

Endorsed: Tom Shaw.      Seconded: Jan Corlett.

5. Inward Correspondence:

5.1 Tony Randello, 23/9/2024 – Re: Up-coming Media Story on ABC.

5.2 Tony Randello, 30/9/2024 – Re: Up-coming Media Story on ABC.

5.3 Tony Randello, 1/10/2024 – Re: ABC Media report on the Retirement Village sector.

5.4 Bronwyn Kennedy, 2/10/2024 – Re: House Washing.

Received: Bronwyn West.

Seconded: Keith Van Rangelrooy.

6. Business arising from Correspondence:

6.1 (re 5.1,5.2,5.3) Noted & filed.

6.4 (re 5.4) Letter of appreciation to Bronwyn for positive feedback on wash down of villa.

7. Reports from Committee Members:

a) Bronwyn West -

Report from Matt (gardener) states that the schedule seems to be working well at the moment. A number of residents have been asking about the mulch that has been spread around the village & gardeners have explained that they are only mulching areas where they have removed a lot of ground cover. There will be mulch for any resident who wants some, about two months after the tree loppers have completed their work.

b) Tom Shaw -

Water Harvest system - new control panel has been installed. Any problems identified by Tom & Mark (Maintenance) have been minor and quickly/easily rectified.

The new, stronger main gate motor installation is proving to be well worth the cost - no problems have so far emerged!!

8. Treasurer's Report : Tom Shaw -

BODY CORPORATE SINKING FUND TREASURER'S REPORT, AUGUST 2024

INCOME= \$14.332 \$21.628 below budget.

DISCREPANCY TO BE ADJUSTED AT THE NEXT QUARTER REPORT.

REPAIRS & MAINTENANCE EXPENDITURE \$16.346

<u>TOTAL EXPENDITURE</u>	\$14.919
5 TERM DEPOSITS TOTAL	\$ 254.000
ANZ MAIN OP. ACCOUNT	\$ 152.951 last yr. \$118.317
<u>TOTAL CASH</u>	\$408.571 last yr. \$373.937
Net Assets shown as	\$436.259

Moved that report be accepted: Tom Shaw.

Seconded: Cheryl Hodges.

9. Community Manager's Report : Cosimo Ronconi.

• **Annual Painting Maintenance Programme**

On September 30<sup>th</sup> Higgins has commenced the Year 1 of this Programme which includes the external washing of all villas and repaint of the timber elements in the villas located in Lot3.

- **Repairs to water harvest system:**  
Pumps 1 and 2 are working correctly.  
For Pump 3, we are waiting for the Pumphouse to investigate a fault to the main water switch which occurs when the tank is dry. Mark has temporarily switched it to main water.
- **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.
  - We are currently waiting for an update from the contractors.
- **Annual Tree Lopping**
  - As approved at the last meeting, Top Cut will commence the works on October 9<sup>th</sup>. Residents have been advised via the monthly newsletter. Cosimo has asked that that 1 team member from Hedge follows the Arborists so to liaise with residents and make sure the grounds are left tidy after the tree cuts.
- **Parent's Cars parked in Yarran Road at School pick up/drop off time**
  - The Council has formally responded to the Community Manager request as follows:  
"An assessment has been conducted for the section of Yarran Road you indicated in the photograph, considering the above-mentioned factors and it has been determined that no further controls will be installed at this time. In QLD vehicles can park on a section of road with all four wheels on the road, as long as from the driver's door, 3m of clear road remains for vehicles to navigate the road, this can mean at times vehicles need to give way to other oncoming traffic.  
The section of road you mention (see photo for reference) is 5.6m wide so would allow an average vehicle to park to one side and still leave well over 3m clear roadway.  
If vehicles are parked in a way that doesn't leave 3m of clear roadway, please call Sunshine Coast Council Response Services Team on 5475 7272 or Police on Police link 131444 to have officers attend and take enforcement action.
- **Yarran Road Garden Beds**
  - As discussed at the last meeting, Hedge has sprayed the weeds with a new ecofriendly product that it is not toxic for pets. Hedge has cleaned out the planters and dressed them with fresh mulch.
- **Villa 104 External Wall crack**
  - Action Maintenance has completed the repairs as suggested



- **Maintenance Garage Doors**
  - Smart Doors has submitted a proposal for the Annual Maintenance Servicing of the Garage doors of the villas.
  - Residents can arrange the work directly Smart Doors for a discounted price of \$ 120.00.
  - We ask the Committee to review the quote and advise if Management can forward the quote to all residents for their consideration.

- **Annual Footpath and roads inspection**

- Safe Footpath has completed the annual inspection on October 2<sup>nd</sup> and will provide their reports over the next few days.

- **Termite Stations**

- Mark has been liaising with Flick Pest Control in relation to several termite stations that have the top cap broken as visible in the garden of many villas. Flick will submit a proposal to replace the old stations with a new type that would require less frequent service visit, hence reducing the ongoing cost of the termite control.

**Action:** Mark to report at next BCC meeting.

- **Smoke Alarms Expired in Villas**

- Following the recent audit of the smoke alarms in all villas, the electrician has identified several smoke detectors that are out of date and require replacement.
- Listed below are the Leasehold villas that require new detectors. Aveo has arranged and will be paying for the replacement of the detectors as quoted by Nicklin Electrical for \$ 5,346.

Unit No.	STREET	CONTRACT	Works required to comply with new regulations	Ceiling space Y/N	Price inc GST
IL 007	Sunrise Place	LH	Replace 2, add 2	Y	\$ 682.00
IL 018	* NEW Crestbrook Pl.	LH	Replace 2, add 2	Y	\$ 682.00
IL 046	* NEW Crestbrook Pl.	LH	Replace 2, add 2	Y	\$ 682.00
IL 049	* NEW Crestbrook Pl.	LH	Replace 2, add 2	Y	\$ 682.00
IL 051	* NEW Crestbrook Pl.	LH	Replace 2, add 2	Y	\$ 682.00
IL 100	Sea Oak Drive	LH	Replace 2, add 2	Y	\$ 682.00
IL 168	Beachgrass Crescent	LH	Replace 2, add 2	Y	\$ 682.00
IL 193	Upper Yarran Road	LH	Replace 1, add 2	Y	\$ 572.00

- Listed below are the Freehold villas that require new detectors. The cost for new detectors will be care of the unit owners and Nicklin Electricals has provided individual prices. The villas without ceiling space are higher in price as they require wireless alarms for the bedrooms.

Unit No.	STREET	CONTRACT	Works required to comply with new regulations	Ceiling space Y/N	Price inc GST
IL 002	Sea Breeze Rise	FH	Replace 2, add 2	Y	\$ 682.00
IL 004	Sea Breeze Rise	FH	Replace 2, add 2	N	\$ 858.00
IL 016	* NEW Crestbrook Pl.	FH	Replace 2, add 2	Y	\$ 682.00
IL 052	* NEW Crestbrook Pl.	FH	Replace 2, add 2	Y	\$ 682.00

IL 093	Sea Oak Drive	FH	Replace 2, add 2	Y	\$ 682.00
IL 094	Sea Oak Drive	FH	Replace 2, add 2	Y	\$ 682.00
IL 098	Sea Oak Drive	FH	Replace 2, add 2	Y	\$ 682.00
IL 106	Links Cove	FH	Replace 2, add 2	Y	\$ 682.00
IL 107	Links Cove	FH	Replace 2, add 3	Y	\$ 847.00
IL 120	Links Cove	FH	Replace 2, add 2	Y	\$ 682.00
IL 133	Beachgrass Crescent	FH	Replace 2, add 2	N	\$ 858.00
IL 137	Beachgrass Crescent	FH	Replace 2, add 2	N	\$ 858.00
IL 139	Beachgrass Crescent	FH	Replace 2, add 2	N	\$ 858.00
IL 156	Beachgrass Crescent	FH	Replace 2, add 2	Y	\$ 682.00
IL 162	Beachgrass Crescent	FH	Replace 2, add 2	Y	\$ 682.00
IL 163	Beachgrass Crescent	FH	Replace 2, add 2	Y	\$ 682.00
IL 164	Beachgrass Crescent	FH	Replace 2, add 2	Y	\$ 682.00
IL 165	Beachgrass Crescent	FH	Replace 2, add 2	Y	\$ 682.00
IL 166	Beachgrass Crescent	FH	Replace 2, add 3	Y	\$ 847.00

❖ Keith Van Rangelrooy left meeting at 10.15am

## 10. General Business:

### 10.1 Solar System on Manor roof - Pat Bowen.

Previous statements from Aveo personnel at meetings attended by BCC & RAC members, were made that all costs for this project would be covered by Aveo.

The installation of solar panels on the Manor roof is not beneficial to the majority of residents, many of whom still have to pay their own electricity bills!

Pat Bowen questions the principle that it is Aveo's idea and in the long term they will be getting the benefit of it - it will also improve Aveo's image!

Pat asked that a letter be written to Natalie Patterson, Chief Operating Officer, Aveo, saying that BCC members are happy with the proposal of solar panels on the Manor roof but that we object to the principle of residents being asked to pay any contribution to the project.

Tom Shaw added the comment that if you are an individual in a villa/unit and want solar, the resident installs and pays all costs themselves - including servicing and replacement. If it is a Capital cost (which this surely is) it should be Aveo's total cost. Jan Corlett questions that as solar installation would improve Aveo's asset, why are we as residents expected to contribute to that?

10.2 BC Committee members' responsibilities for the coming year -

Secretary: Cheryl Hodges.                      Assistant: Bronwyn West.  
Treasurer: Tom Shaw.                         Assistant: Jan Corlett.  
Grounds & Gardens: Bronwyn West. Assistant: Keith Van Rangelrooy.  
Painting & Washdown: Pat Bowen.     Assistant: Arnold Vandenhurk.

Each group has the responsibility of working together so that in the case of school holidays or illness, all areas are covered & a report will be furnished to the Committee at the monthly meetings.

10.3 The Chairman will be absent from the November BCC meeting & has asked Tom Shaw (Treasurer) to chair the meeting - all agreed.

Date of next meeting: **Friday, 1<sup>st</sup> November, 2024** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.30 am

Chairman: .....

Date: .....