

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 1<sup>st</sup> November, 2024.  
Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

Meeting commenced: 9.01 am.

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

2. Confirmation of Minutes of BCC meeting held on 4<sup>th</sup> October, 2024.  
Minutes accepted as a true & correct record.

Moved: Bronwyn West.    Seconded: Jan Corlett.

3. Business arising from Minutes :
- 3.1 Fountain area at entrance to Manor – Cosimo Ronconi. Defer to Manager’s Report.
  - 3.2 Maintenance of garage doors – Cosimo Ronconi. Information to be included in November Newsletter.
  - 3.3 Annual Footpath & Roads inspection – Cosimo Ronconi. Defer to Manager’s Report.
  - 3.4 Termite Stations – Mark Williams. Defer to Manager’s Report.
  - 3.5 Replacement/addition of smoke alarms in villas – Cosimo Ronconi. Defer to Item 9.
  - 3.6 Solar system on Manor roof – Cheryl Hodges re letter to Natalie Patterson, Aveo. No reply received from Natalie Patterson as yet.

4. Outward Correspondence:

- 4.1 Bronwyn Kennedy, 9/10/2024 – Re: Satisfaction with wash down of villa.
- 4.2 Cosimo Ronconi, 10/10/2024 – Re: Acceptance of quote for fountain up-grade.
- 4.3 Natalie Patterson, 13/10/2024 – Re: Installation of solar panels on Manor roof.
- 4.4 Cosimo Ronconi, 13/10/2024 – Re: Replacement/additional smoke detectors.
- 4.5 Geoff & Sue Barden, 16/10/2024 – Re: Issue of on-going repairs to balcony.

Endorsed: Jan Corlett.    Seconded: Keith Van Rangelrooy.

5. Inward Correspondence:

- 5.1 Julie Andrews, Aveo, 9/10/2024 – Re: Changes to Qld management structure.
- 5.2 Cosimo Ronconi, 15/10/2024 – Re: Work order issued for fountain up-grade.
- 5.3 Sue and Geoff Barden, 27/10/2024 – Re: Repairs to balcony, villa 50.

Received: Jan Corlett.    Seconded: Keith Van Rangelrooy.

6. Business arising from Correspondence:

6.1 (re 5.1) Noted & filed.

6.2 (re 5.2) Refer to Manager's Report for completion of up-grade.

6.3 (re 5.3) There are 6 other units along the line of the Barden's unit which also have rusted posts on their back balconies.

This is a Body Corporate responsibility and will be fixed under the supervision of the Manager, Cosimo Ronconi and the Body Corporate Committee.

Cosi will organize this job on the affected units with the painting contractors, Higgins subject to acceptance of the quote, specifications & method used to treat the rust.

7. Reports from Committee Members:

a) Bronwyn West -

Bronwyn reports that the gardeners are happy with the way everything is going at present.

A Committee member reported hearing a resident shouting angrily at the gardeners which is unacceptable, but if the gardeners do not report the incident, Cosi's hands are tied!

b) Tom Shaw - re gates - Mark Williams reported that the sensors on entrance gates need to be hard wired. It was approved by Committee members that Mark should organise for this to be done.

8. Treasurer's Report : Tom Shaw.

No report this month.

9. Community Manager's Report: Cosimo Ronconi.

- **Annual Painting Maintenance Programme:** Higgins has successfully completed the Year 1 Programme. An inspection was conducted on October 29 by the Village Manager and a Committee representative, who met with Higgins and expressed appreciation for the excellent work. As per the contract, Higgins is to perform 32 discretionary hours for internal painting of the Manor and 32 discretionary hours for external painting of the Manor. It has been decided to allocate part of these hours to paint the interior of the Manor tower, utilizing the scaffolding erected by Air Boar for the repair of the tower louver windows. Additionally, Higgins has been requested to provide a quote for rust treatment and repainting of the metal balcony posts of the upper units in the two-story buildings on Crest Brook Place, with balconies facing Beachgrass Crescent. The quote is currently pending, and Higgins has advised that any remaining discretionary hours after the tower painting is completed can be allocated toward this project to help reduce costs.
- **Repairs to water harvest system:**  
For Pump 3 is currently not operation. The Pumhouse will attend the fault on November 7<sup>th</sup>.
- **Annual Footpath and roads inspection** Safe Footpath completed the annual inspection on October 2nd and has provided their report. The rectification works listed on the report will be funded by Aveo as part of the existing 5-year contribution commitment for these works. No major hazards were identified this year as per screenshot below:

## Slicing Quote

Total Vertical displacement: 34

- Suitable for horizontal slicing repairs
- The outcome is a gradual slope that is flush with surrounding surfaces

### Table of Findings:

Height of Trip Hazard	# of Slicing Hazards Identified	Lineal Metres
15mm + <b>MAJOR HAZARDS</b>	0	0.0
10mm - 14mm <b>MODERATE HAZARDS</b>	3	2.3
7 mm - 9mm <b>MINOR HAZARDS</b>	31	44.9
<b>TOTAL</b>	<b>34</b>	<b>47.2</b>

### Price

Choose your option:	# hazards	Price ex GST
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<b>Option 1:</b> Remove ALL <b>Major, Moderate</b> and <b>Minor</b>	34	\$3,716
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**Option 2: Let's Collaborate**  
None of these options work for you?  
Pick and choose which hazards you want included.

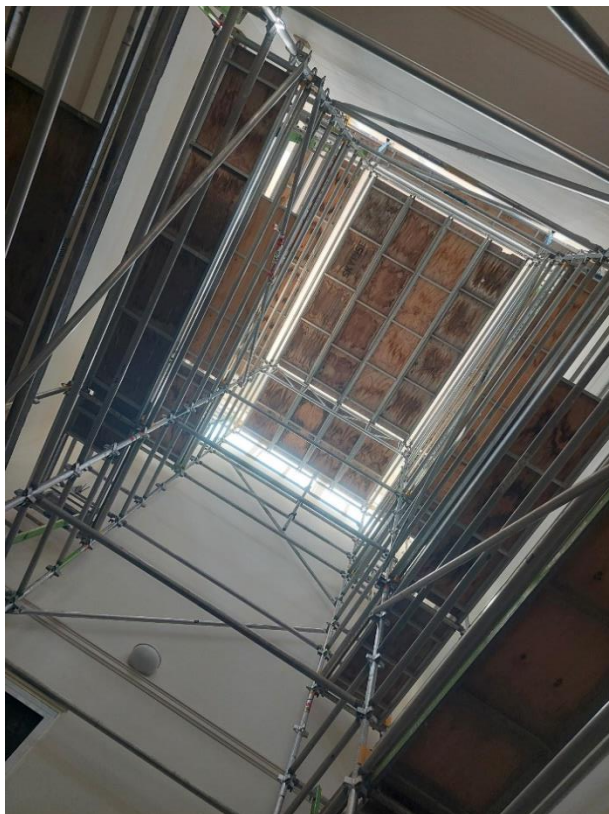
Photo below is sample only



- **Manor Louvres Windows:**

Air Boar has commenced the works for the rectification to the Louvres windows on Manor level 1, 2 and Tower which are connected to the Fire Alarm system.

Scaffoldings have been erected on 30<sup>th</sup> October as per pictures below:



- Annual Tree Lopping**

The Committee previously approved a quote submitted by Top Cut for \$16,000 + GST (\$4,000 per day + GST) for the annual pruning of the village trees.

Top Cut has now completed the work in three days and submitted an invoice totalling \$12,000 + GST.

Additionally, Top Cut has submitted a further quote of \$8,000 + GST (for two days' work) to trim vegetation along the spoon drain perimeter behind Sea Breeze Rise and reduce the height of the dense vegetation along Peregian Springs Drive near the St. Andrew's entrance.

## QUOTATION

**Date:** 16/10/24

**Customer Name:** F.A.O: Cosimo Ronconi  
Aveo Peregian Springs  
21 Gracemere Blvd, Peregian Springs

DESCRIPTION OF WORKS	PRICE (\$)
Trimming back hedge in spoon drain along edge of village	\$4000 + GST
Height reduction of hedge at the front of the village next to St Andrew's school	\$4000+ GST
Works to be carried out by a 3 man crew, AQF Level 5 and 3 Arborists. Waste chipped and removed.	
<b>Total (incl GST)</b>	<b>\$8800</b>

- 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.
- Smoke Alarms Expired in Villas:** Following a recent audit of smoke alarms in all villas, the electrician has identified several detectors that are outdated and require replacement. Aveo has arranged and will cover the cost of replacing expired detectors in leasehold units. Aveo is to advise where owners of Freehold Leaseback units are responsible for the cost of replacing expired detectors in their units. In the meantime, Nicklin Electricals has provided individual pricing for replacements.



**Water Fountain:** As approved after the last meeting, Hedge has supplied and installed a weed mat and rocks in the water fountain after removing the struggling plants that often-had issues with weeds. The rocks provide a clean, low-maintenance solution. Hedge has also fertilized the hedge surrounding the fountain to encourage healthy regrowth.

Additionally, the Village team has pressure-cleaned the entire roundabout and paved area around the fountain, giving it a neat and refreshed appearance



**Cosimo Ronconi**  
**Community Manager**

10. General Business:  
Nil.

Date of next meeting: **Friday, 6<sup>th</sup> December, 2024** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.27 am

Chairman: .....

Date: .....