

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 6th December, 2024.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced: 8.56 am.

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

2. Confirmation of Minutes of BCC meeting held on 1st November, 2024.
Minutes accepted as a true & correct record.

Moved: Keith Van Rangelrooy. Seconded: Jan Corlett.

3. Business arising from Minutes :

3.1 Termite Stations – Mark Williams. Defer to Manager’s Report.

3.2 Replacement/addition of smoke alarms in villas – Cosimo Ronconi.
Defer to Manager’s Report.

3.3 Solar system on Manor roof – Cheryl Hodges re letter to Natalie Patterson, Aveo.
No reply received as yet.

3.4 Treatment of metal balcony posts, villas in CrestBrook Place – Cosimo Ronconi.
Issue is currently being addressed & rectified.

4. Outward Correspondence:

4.1 Geoff & Sue Barden, 5/11/2024 – Re: Rust on balcony posts.

4.2 Geoff & Sue Barden, 6/11/2024 – Re: Repair of interior doors.

4.3 Cosimo Ronconi, 18/11/2024 – Re: Smoke detectors replacement.

Endorsed: Bronwyn West. Seconded: Tom Shaw.

5. Inward Correspondence:

5.1 Geoff Barden, 6/11/2024 – Re: Kitchen & laundry doors.

5.2 Geoff Barden, 6/11/2024 – Acknowledgement of 4.2

5.3 Geoff Barden, 6/11/2024 – Acknowledgement of 4.1

5.4 Cosimo Ronconi, 15/11/2024 – Re: Smoke detectors.

Received: Jan Corlett. Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:

6.1 (re 5.1) Issue is currently being addressed by Cosimo Ronconi.

6.2 & 6.3 (re 5.2 & 5.3) Noted & filed.

6.4 (re 5.4) Issues addressed in Manager’s Report.

7. Reports from Committee Members:

a) Pat Bowen – Gardeners had a problem with the ride-on mower which was out of action for two weeks. Gardeners mowed lawns with hand mowers which naturally caused some delays in the schedule of lawn mowing!!

b) Tom Shaw reported on a couple of minor problems with the Waste Water system.

8. Treasurer’s Report : Tom Shaw. FOR THE PERIOD 01/7/24 - 31/10/24

INCOME

The Actual Income including Interest for period 1/07/24 - 31/10/24
\$49,056, (\$22,864 BELOW Budget.)

EXPENSES

Pest Control Termite Pot Inspections	\$5,254
R&M Roof Roof Repairs	\$6,928
R&M Building Front Gate Repairs	\$3,072
R&M Elec. Street Lights & Antenna repairs	\$2,038
R&M Plumbing Blocked Drains, Sewer clean, Main Water Supply Pipes Flush, Harvest Water Control System Repair	\$4,484
R&M Gardens Work & Garden Supplies	\$7,077
R&M Pest Control Rats & Wasp Problems	\$ 810
R&M General	\$5,007

Total Repairs & Maint. \$ 24,918

FourTerm Deposits \$50,000	\$ 200,000
one Term Deposit \$55,620	\$ 55,620
ANZ Operating A/C B/C Sinking Fund	\$ 150,238
TOTAL CASH	\$ 405,858

TOTAL ACCOUNTS RECEIVABLE	\$85,416
TOTAL ASSETS	\$491,274
TOTAL LIABILITIES	- \$6,194

NET ASSETS \$485,080 (\$436,846)

Moved that report be accepted: Tom Shaw. Seconded: Cheryl Hodges.

9. Community Manager’s Report: Cosimo Ronconi.

Annual Painting Maintenance Programme

Higgins has completed the painting of the Manor Tower interior using part of the annual 32 discretionary hours included in the contract. The remaining hours were used to rust-treat and paint 24 balcony posts for

units 49, 50, 53, 54, 55, and 56, incurring an additional cost of \$2,824. The final invoices for Year 1 services have been checked against the contract and processed for payment.

Repairs to Water Harvest System The Pump House attended to repairs, and Pump 3 is now back in operation. We have requested Pump House to provide a quote to deep clean 1 water tank, and as per attached the cost quote is \$ 5,345.45 + GST.

Annual Footpath and Roads Inspection

Safe Footpath conducted the annual inspection on October 2 and provided a report. The rectification works listed will be funded by Aveo under the existing five-year contribution commitment. No major hazards were identified, and works will be scheduled accordingly.

Manor Louvres Windows

Air Boar has completed rectification works on the louvre windows on Manor Levels 1, 2, and the Tower, which are connected to the fire alarm system. Scaffolding was erected on November 30 and remains in place as the manager has requested additional waterproofing works around the windows to be completed.

Annual Tree Lopping

Top Cut has completed additional pruning as approved at the last meeting.

Termite Stations

Mark has liaised with Flick Pest Control regarding several termite stations with broken top caps, visible in the gardens of various villas. Flick replaced the broken caps during their visit on December 5.

Smoke Alarms Expired in Villas

A recent audit of smoke alarms in all villas identified several outdated detectors requiring replacement. Aveo has arranged and will cover the cost of replacing expired detectors in leasehold units. For freehold leaseback units, Aveo has confirmed that, under the terms of the Freehold and Freehold Sublease Contracts, residents are responsible for replacing items within their units. Since Aveo does not own these units, the smoke detectors, and other items inside are not classified as capital items that Aveo must replace using the Capital Replacement Fund (CRF). Residents can contact Home Assist for a quote or Nicklin Electricals, who has provided individual pricing for replacements.

Car Speeding in the Village

In November, two reports were received regarding a vehicle speeding. The resident owner of this vehicle was identified and reminded to observe the 10 km/h speed limit within the village.

Pedestrian Gates Not Closed

In November, a resident reported a pedestrian gate being left open. To address this, we have ordered "Close the Gate" signs to be affixed to all pedestrian gates. This issue has been communicated multiple times through the monthly newsletter. However, as compliance depends on individuals, we kindly remind all residents to ensure pedestrian gates are closed after use.

10. General Business:

10.1 Discussion re village deficit following presentation 26th November, 2024.

Date of next meeting: **Friday, 7th February, 2025** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.00 am

Chairman:

Date: