

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Wednesday, 12th March, 2025
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. Cosimo Ronconi, Community Business Manager, Mark Williams, Maintenance.
Apologies: Nil.
Observer/s: Nil.

2. Confirmation of Minutes of BCC meeting held on 7th February, 2025.
Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk. Seconded: Bronwyn West.

3. Business arising from Minutes :

- 3.1 Solar system on Manor roof – Cheryl Hodges re letter to Natalie Patterson, Aveo – sent October, 2024. Correspondence resent.
- 3.2 Additional seating throughout the village – Pat Bowen.
Cosimo Ronconi has been asked to address this matter & investigate number, type & cost of additional bench seats & to report back at next BCC meeting.
- 3.3 Report on Chairman’s meeting with Damien from Hedge re gardening issues – Pat Bowen.
- Pat addressed outstanding issues with Damien. Pat suggested to Cosi that we receive fortnightly reports from the gardeners (instead of monthly) so that relevant Committee members can drive around village & check any issues. Cosi agreed.

4. Outward Correspondence:

- 4.1 Tony Randello , CEO, Aveo, 5/2/2025 – Re: Mounting costs to our village.
- 4.2 Natalie Patterson, 14/2/2025 – Re: Correspondence sent 13/10/2024 regarding solar panels on Manor roof.
- 4.3 Kath Snell, 14/2/2025 – Re: Freehold/AWLH numbers of units in village.
- 4.4 Lee-Ann Olin, Aveo – Re: Additional seating around village.
- 4.5 Sharon Jack, Secretary RAC, 16/2/2025 – Re: Additional seating around village.

Endorsed: Jan Corlett. Seconded: Keith Van Rangelrooy.

5. Inward Correspondence:

- 5.1 Isabelle Jones from Denis Murphy, 18/2/2025 – Re: Resident Comfort Safety.

- 5.2 Mike Jordan, 19/2/2025 – Re: Minutes of BC Meeting 7 February 2025 Item 3.1
 5.3 Brenda Langmaid, 21/2/2025 – Re: Insurance Claim.
 5.4 Lee-Ann Olin, 27/2/2025 – Re: Additional Bench seating around village – PSCC.

Received: Bronwyn West.

Seconded: Jan Corlett.

6. Business arising from Correspondence:

6.1 (re 5.1) See Item 3.2

6.2 (re 5.2) Mike has been advised that this issue has once again been taken up with Aveo & residents will be advised when further information is received.

6.3 (re 5.3) This Insurance matter is being followed through by H.O.

6.4 (re 5.4) Refer Item 3.2

7. Reports from Committee Members:

a) Re: Gardens – refer 3.3

8. Treasurer’s Report: Tom Shaw. FOR PERIOD 01/07/24 - 01/01/25

INCOME

The Actual Income including interest for period 01/01/25 -31/01/25

\$ 9,980, (\$ 8,000 Below Budget.)

EXPENSES

R&M General Leak in ceiling,

Yarran Rd. personnel gate repairs

Repaint 24 corroded upper balcony post \$ 3,259.00

R&M Electrical front gate, V 36 sensor light,
power point relocation. \$ 960.00

R&M Plumbing u 25 dirt in town water, town
water back flow devices, No.3 harvest water,
repairs, clean sewer drains \$ 4,423.00

Total Repairs & maint. for Jan.2025 \$ 8,642.00

Four Term Deposits \$50,00 \$ 200,000

One Term Deposit \$55,620 \$ 55,620

ANZ Main Operating A/C B/C Sinking Fund \$ 129,564

TOTAL CASH \$ 385,184

TOTAL ACCOUNTS RECEIVABLE \$ 85,416

TOTAL ASSETS \$ 453,203

TOTAL LIABILITIES \$ 1,674

TOTAL ASSETS **\$ 454,877** (\$43684)

Moved that report be accepted: Cheryl Hodges.

Seconded: Jan Corlett.

9. Community Manager’s Report: Cosimo Ronconi - Community Business Manager.

Repairs to Water Harvest System

Mark Williams to update Committee on current system functioning

❖ **Mark reports no problems at present.**

Annual Footpath and Roads Inspection

Safe Footpath has completed the rectifications works recommended after their annual inspection. The rectifications will be funded by Aveo under the existing five-year contribution commitment.

Blocked drainage and Garden Floods

Skipper Plumbing has cleared the drainage outside villas 89 and 179

Cyclone Alfred Preparedness & Response

In line with official warnings regarding Cyclone Alfred affecting Queensland between March 6 and 10, the site team, in collaboration with the Street Wardens, resident volunteers, Hedge Gardeners, and Maintenance Mark, executed all preparations exceptionally well. Their efforts ensured all residents were ready for the cyclone, including moving outdoor furniture indoors.

Emergency plans were followed, and all necessary equipment was deployed, including two-way radios, a satellite phone, the recently purchased portable power generator from Aveo, and sandbags. The Community Manager kept residents informed through in-person visits, letter drop-offs, emails, and mobile texts.

Thankfully, no damage, flooding, or roof leaks have been reported. The only impact was a fallen tree in the backyard of Villa 137, which the Hedge Team will remove today.

A heartfelt thank you to all residents, volunteers, and team members for their hard work and dedication during this event. Your collaboration and preparedness were invaluable.

- ❖ Letter to be sent to Cosi on behalf of residents expressing our appreciation for preparations & actions of staff & Volunteer Area Wardens before, during & after Cyclone Alfred.

10. General Business:

- 10.1** Jan Corlett expressed concern that although our water bills are split between everyone, we should still be conscious of how much water we use as costs have gone up.

Date of next meeting: **Friday, 4th April, 2025** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.09 am

Chairman:

Date: