

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

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on**

**Friday, 4<sup>th</sup> April, 2025**

**Gracemere Manor,**

**21 Gracemere Boulevard,**

**Peregian Springs, QLD 4573**

Meeting commenced 8.58 am.

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

2. Confirmation of Minutes of BCC meeting held on 12<sup>th</sup> March, 2025.  
Minutes accepted as a true & correct record.

Moved: Bronwyn West.      Seconded: Arnold Vandenhurk.

3. Business arising from Minutes :

- 3.1 Solar system on Manor roof – Cheryl Hodges re letter to Natalie Patterson, Aveo – sent October, 2024.  
• Reply still not received – Cosimo Ronconi asked to personally follow up this issue.  
3.2 Additional seating throughout the village – Cosimo Ronconi.  
Defer to Item 9.

4. Outward Correspondence:

- 4.1 Mike Jordan, 15/3/2025 – Re: Minutes of BC Meeting 7 February 2025 Item 3.1  
4.2 Denis Murphy, 15/3/2025 – Re: Resident Comfort/Safety.  
4.3 Brenda Langmaid, 15/3/2025 – Re: Insurance Claim.  
4.4 Sharon Jack, 16/3/2025 – Re: Additional Seating around the village.  
4.5 Cosimo Ronconi, 16/3/2025 – Appreciation for preparations prior to forecasted Cyclone Alfred.

Endorsed: Jan Corlett.

Seconded: Bronwyn West.

5. Inward Correspondence:

- 5.1 Denis Murphy, 17/3/2025 – Resident Comfort/Safety.  
5.2 Denis Murphy, 18/3/2025 – Addendum to previous correspondence.

Cc. Richard Fullford, 15/3/2025 – Re: NBN upgrade.

➤ **Note:** Cosimo has addressed this issue with Richard Fullford.

Cc. Denis Murphy, 1/4/2025 – Re: Bench seating.

Received: Bronwyn West.

Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:

6.1 & 6.2 (re 5.1 & 5.2) The issue of bench seating has been addressed, resolved & actioned by Cosimo Ronconi & Bob Jack.

7. Reports from Committee Members:

a) Re: Gardens – Keith van Rangelrooy reports that the gardening team are working well together & catching up on jobs interrupted by the wet weather.

8. Treasurer's Report: Tom Shaw. FOR PERIOD 01/07/24 - 28/02/25

INCOME

The Actual Income including interest for period 01/07/24 - 28/02/25

\$121,528 ( \$22,312 Below the Budget.)

EXPENSES

R&M Pest Control A,B,Zones Termite inspection \$ 4,182.11

R&M plumbing

Quarterly clean sewage drain.

V 109 flooding garden problem,  
installed drain pit.

ILU 79 Down pipe repair \$ 1,431.59

Total Repairs & Maint.for Feb.2025 \$ 5,613.70

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

One Term Deposit \$58,353 \$ 58,353

ANZ Main Operating A/C B/C S.F. \$132,439

TOTAL CASH \$ 390,792

TOTAL ACCOUNT RECEIVABLE \$ 85,460

TOTAL ASSETS \$ 453,252

TOTAL LIABILITES \$ 2,349

TOTAL ASSETS **\$ 478,602** (436,846)

Moved that report be accepted: Keith van Rangelrooy. Seconded: Bronwyn West.

9. Community Manager's Report: Cosimo Ronconi. **April 4th, 2025**

**Village Seats**

The Community Manager has purchased 5 new seats for installation in suitable location around the village.

❖ **Action:** Assembled & installed by Bob Jack – many thanks to Cosi for purchase & to Bob for installation.

**Gardening Checklist**

The Community Manager has requested Hedge to provide the updated checklist on fortnightly basis as discussed at the last meeting.

## **Village Entry Gate Gracemere Blvd**

Due to recent malfunctions, the Keypads requires replacement by Nicklin Electrical

❖ **Action:** Mark Williams is organizing.

### 10. General Business:

10.1 Cosi plans to address the issue of regular inspection of roof tiles. This is something that was previously in the Budget yearly & with the village ageing, consideration should perhaps be given to its inclusion in the Budget again.

10.2 The question was posed as to the painting of gutterings, downpipes & window frames particularly on the older villas. This would be a cost to the Budget - Cosi to discuss further with Higgins Painters.

10.3 New chef, Amie started & Ann has returned temporarily to help Amie settle in.

Date of next meeting: **Friday, 2<sup>nd</sup> May, 2025** at **9.00am** in Gracemere Manor.

Close of Meeting: 9.34am

Chairman: .....

Date: .....