

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 2nd May, 2025
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced 8.58 am.

1. Attendance: Pat Bowen (Chair), 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 4th April, 2025.
Correction, Item 10.3 – New chef, Hayley – not Amie.
Minutes then accepted as a true & correct record.

Moved: Keith Van Rangelrooy. 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. Cosimo Ronconi following up.
❖ Discussion continuing with Natalie.
3.2 Regular inspection of roof tiles – Cosimo Ronconi.
❖ Defer to next meeting.
3.3 Painting of gutterings, downpipes & window frames – Cosimo Ronconi.
❖ Cusi will discuss with Higgins later in the year.

4. Outward Correspondence:
Nil.

5. Inward Correspondence:
5.1 John Weeden, 9/4/2025 – Re: Repair/replacement of Wooden Front Door.

Received: Jan Corlett. Seconded: Bronwyn West.

6. Business arising from Correspondence:
6.1 (re 5.1) This issue was addressed by Cusi & Mark who have arranged for Luke from Action Maintenance to repair/replace front door.

7. Reports from Committee Members:
a) Re: Water Harvest system. Tom Shaw reports that there have not been any issues with the system over the past month.

8. Treasurer's Report: Tom Shaw.

BODY CORPORATE SINKING FUND - FOR PERIOD 01/07/24 - 31/03/25

INCOME:

The Actual Income Including Interest for period 01/07/24 - 31/03/25 =
\$162,370 (22,604 Below Budget)

EXPENSES:

Total Repairs, Maintenance and Admin Expenses
for period 01/07/24- 31/03/25 \$139,766

Four Term Deposits \$50,000	\$ 200,000
One Term Deposit \$58,352	\$ 58,352
ANZ Main Operating A/C.	\$ 134,777
TOTAL CASH	\$ 393,129

TOTAL ACCOUNT RECEIVABLE	\$ 22,604
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TOTAL ASSETS IN FUND	\$ 436,846
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TOTAL LIABILITIES	\$ 0
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TOTAL ASSETS	<u>\$ 459,450</u>
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Moved that report be accepted: Jan Corlett. Seconded: Keith Van Rangelrooy.

9. Community Manager's Report: Cosimo Ronconi.

Gardening Checklist:

Hedge has provided the updated checklist for May and will continue to submit it fortnightly, along with progress on the works.

Village Entry Gate Gracemere Blvd:

Nicklin Electrical has replaced the keypad as discussed at last meeting.

10. General Business:

10.1 Preparation of 2025 AGM Notice – Cheryl Hodges.

The Body Corporate 2025 AGM will be held on Friday, 26th September at 10.00am in Gracemere Manor.

The preliminary notices to all Lot Owners will be issued the first week in June including Nomination Form for the Committee and submission of Motion/s form to be returned by the end of June.

Date of next meeting: **Friday, 6th June, 2025** at 9.00am in Gracemere Manor.

Close of Meeting: 10.20 a.m.

Chairman:

Date: