

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 6th June, 2025
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced 9.03 am.

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

2. Confirmation of Minutes of BCC meeting held on 2nd May, 2025.
Minutes accepted as a true & correct record.

Moved: Jan Corlett. Seconded: Keith Van Rangelrooy.

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.
❖ Now off Agenda pending further discussions.
3.2 Regular inspection of roof tiles – Cosimo Ronconi.
❖ Cosi is waiting for a reply from roofing contractor as to when he can come on site for this inspection.
4. Outward Correspondence:
4.1 Natalie Patterson, 6/5/2025 – Response to meeting of BCC & RAC held on 1/5/2025.
4.2 Natalie Patterson, 20/5/2025 – Response to correspondence by John Davies.

Endorsed by: Jan Corlett. Seconded: Arnold Vandenhurk.

5. Inward Correspondence:
5.1 Cc. from John Davies to Natalie Patterson, 16/5/2025 – Re: Recent Body Corp letter and SA comment.
❖ Held over to General Business.
6. Business arising from Correspondence:
6.1 (re 5.1) Noted & filed.
7. Reports from Committee Members:
Nil.

8. Treasurer's Report: Tom Shaw.

BODY CORPORATE SINKING FUND - TREASURER REPORT
FOR PERIOD 01/07/24 - 30/04/25

INCOME

The Actual Income Including Interest for period 01/07/24 - 30/04/25

\$167,796 (\$12,004 Below Budget)

EXPENSES

Total Repairs, Maintenance and Admin Expenses

for period 01/07/24 - 30/04/25 \$ 141,619

Four Term Deposits \$ 50,000

One Term Deposit \$ 58 353

ANZ Main Operating A/C \$ 134,451.81

TOTAL CASH \$ 392,805.00

TOTAL ACCOUNTS RECEIVABLE \$ 110,196.00

TOTAL ASSETS IN FUND \$ 503,001.00

TOTAL CREDITORS & BORROWING (\$ 10,842.00)

TOTAL ACCRUALS \$ 7,919.00

TOTAL LIABILITIES (\$ 2,992.00)

TOTAL ASSETS \$ 500,079.00 (436,846)

Maintenance Repairs and Garden Supplies , cost for the month of April

PLUMBING \$ 2, 218.00

FIRE SERVICE \$ 1,185.00

R & M Roof \$ 360.00

Garden Supplies \$ 31.00

PAINTING Final Claim for the Year One Painting contract \$ 5,500.00

Moved that report be accepted: Tom Shaw. Seconded: Keith Van Rangelrooy.

9. Community Manager's Report: Cosimo Ronconi. **June 6th, 2025**

1.Maintenance & Works Report Summary1. SA 209 – Wall-Mounted Clothes Dryer Rack Installation Request

Residents of SA 209 have submitted a request to install a wall-mounted clothes dryer rack on their balcony. The Body Corporate is kindly asked to review the product brochure (attached) and advise whether installation approval is granted.

- ❖ Letter from BCC to resident advising that approval is not given for this installation.

2. ILU 11 – Damaged Garage Door

The resident of ILU 11 has reported that their garage door was damaged during a period in which they were away and has been unable to identify the responsible party.

Noosa Garage Doors has inspected the door and confirmed that a full replacement is required. A quote has been submitted for the amount of **\$2,025.70 + GST** to supply and install a new door.

- ❖ Under the circumstances as described by the resident, approval is given for the received quote to be accepted & work carried out.

3. ILU 9 – Underground Drainage Leak Investigation

Skipper Plumbing has been engaged to investigate potential underground drainage leaks that may be contributing to subsidence at the corner of the building.

4. ILU 9 – Stormwater Drainage Repairs

Skipper Plumbing has submitted a quote for **\$890.91 + GST** to replace a damaged section of stormwater pipe at the rear of the home. The scope includes excavation and reconnection of the downpipe to the existing stormwater pit.

- ❖ Approval given for these repairs to be carried out by Skipper Plumbing.

5. Large Trees – Resident Requests for Arborist Review

- **ILU 78:** Resident has requested pruning of a large tree located along the rear fence (on St. Andrews land).
- **ILU 71:** Resident has also requested pruning of a large tree along the rear fence (also on St. Andrews land).
- **ILU 56 (regarding ILU 139):** Resident has requested the removal of a large tree located in the garden of ILU 139.

All three requests to be reviewed during the next Arborist site visit.

- ❖ Any work to be done will be done at annual pruning time.

6. Gutter Guards – Tree Debris Management

While many ILUs adjacent to large trees (particularly near the golf course side) have heavy-duty gutter guards installed, several other areas in the village are still affected by falling leaves from nearby tall trees. It is recommended to conduct a **full perimeter inspection** to identify ILUs experiencing this issue so that a comprehensive quote can be obtained for additional gutter guard installations.

- ❖ Mark Williams offered to conduct this inspection as part of his work program and will report back to the BCC when completed.

10. General Business:

- 10.1 Re: Item 5.1 – discussed but as John Davies' correspondence was written to Natalie Patterson & the BCC received a Cc, no reply is necessary from the BCC – as recorded 6.1, correspondence is noted and filed.

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

Close of Meeting: 10.15 a.m.

Chairman:

Date: