

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

Minutes of Committee Meeting held on
Friday, 4th July, 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, Bronwyn West. Cosimo Ronconi, Community Business Manager, Mark Williams, Maintenance.
Apologies: Nil.
Observer/s: Nil.

2. Confirmation of Minutes of BCC meeting held on 6th June, 2025.
Minutes accepted as a true & correct record.

Moved: Keith Van Rangelrooy. Seconded: Tom Shaw.

- ❖ **9.03 am - Chairman requested that we address General Business now as he has to leave the meeting at 9.30am. Refer to Item 10.**

Pat Bowen left meeting at 9.30a.m. - Secretary, Cheryl Hodges assumed role of Chairman for remainder of meeting.

3. Business arising from Minutes :
3.1 Regular inspection of roof tiles – Cosimo Ronconi.
Refer to Manager's Report. Item 9.

4. Outward Correspondence:
4.1 Teresa Ferm, 9/6/2025 – Re: Wall – mounted clothes dryer rack.

Endorsed by: Arnold Vandenhurk. Seconded: Tom Shaw.

5. Inward Correspondence:
5.1 Lee-Ann Olin, Aveo Regional Operations Manager, Qld. 6/5/2025 – Re: Appreciation for “the constructive discussions and feedback” in regards to “a change to the way in-person responses are handled at the Community.” (i.e. “if and when a resident needs a staff member to come and check on them in person after activating the emergency system.”)
5.2 Tony Randello, 26/6/2025 – Re: Aveo's Future.

Cc: John Parsons, 1/7/2025 – Re: Peregian Springs Country Club (“Community”) 2025/2026 Financial Year Reports.

Received: Jan Corlett. Seconded: Bronwyn West.

6. Business arising from Correspondence:

6.1 (re 5.1) Noted & filed.

6.2 (re 5.2) 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 - 31/05/2025

INCOME

The Actual Income Including Interest for period 01/07/24 - 31/05/25

\$173,123 (\$ 24,657 Below Budget)

EXPENSES

Total Repairs, Maintenance and Admin Expenses
for period 01/07/24 - 31/05/25 \$ 153,259.00

Four Term Deposits	\$ 50,000.00
One Term Deposit	\$ 58,353.00
ANZ Main Operating A/C	\$ 131,507.00

<u>TOTAL CASH</u>	<u>\$ 389,860.00</u>
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<u>TOTAL ACCOUNTS RECEIVABLE</u>	<u>\$116,266.00</u>
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TOTAL ASSETS IN FUND	\$ 506,126.00
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TOTAL CREDITORS & BORROWING	(\$ 4,427.00)
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TOTAL ACCRUALS	\$ 10,886.00
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TOTAL LIABILITIES	\$ 6,459.00
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TOTAL ASSETS	<u>\$ 512,585.00</u>	(\$436.846)
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Maintenance Repairs and Garden Supplies, cost for May 25

PLUMBING	\$1,873.72
FIRE SERVICE	\$ 400.00
ROOF REPAIRS	\$ 848.00
GARDEN SUPPLIES	\$ 400.00
ELECTRIC REPAIRS	\$ 2,953.00
R.M. GENERAL	\$ 5,565.00

Moved that report be accepted: Tom Shaw.

Seconded: Bronwyn West.

Maintenance & Works Summary

1. SA 209 – Wall-Mounted Clothes Dryer Rack Request

The residents of SA 209 have been advised that their request to install a wall-mounted clothes dryer rack has been declined.

2. ILU 11 – Damaged Garage Door

Works approved at the last meeting, Door has been ordered by the supplier.

3. ILU 9 – Underground Drainage Leak Investigation

Works approved at the last meeting and completed.

4. ILU 9 – Stormwater Drainage Repairs

Works approved at the last meeting and completed.

5. Large Trees – Resident Requests for Arborist Review

Requests from residents of **ILU 78, 71, and 56** for arborist assessments will be discussed with the Top Cut Arborist.

6. Gutter Guards – Tree Debris Management

As discussed at the last meeting, we have requested DS Roofing to provide a quote for the installation of gutter guards to villas identified as requiring them and advise on future Maintenance plan of the roofs. The quotes are pending.

7. Annual Tree Lopping

Top Cut has submitted a quote of **\$4,000 per day + GST** for the annual trimming of trees throughout the village. This includes the removal of trees along the spoon drain area between **ILU 180 and ILU 185**, with all waste to be chipped and removed.

The works will be completed under a day rate, with a four-man crew, truck, chipper, and EWP (Elevated Work Platform). Estimated time for completion is **five days**, with works scheduled for **July 2025**.

❖ **All Committee members in favour of this work to be carried out.**

8. Annual Painting Maintenance Programme

We have received notification from Higgins Painting that the annual maintenance programme will take place in **October 2025**. An assessor will attend to confirm the schedule of works for Year 2 of the programme, in accordance with the existing contract

10. General Business:

10.1 Nominations received for BCC positions, 2025/2026 – Cheryl Hodges. (9.03 a.m.)

Chairman: Jan Corlett. Secretary: Cheryl Hodges. Treasurer: Tom Shaw.

Ordinary Committee Members: Arnold Vandenhurk. Bronwyn West.

- ❖ Nominations for two Ordinary Committee Members (Lot Owners) will be called for at the AGM.

10.2 Discussion on Gardeners' Contract for 2025/2026 – Pat Bowen. (9.03 a.m.)

Pat Bowen strongly expressed his displeasure at the lack of information on the up-date to the Grounds & Gardens Contract with Hedge.

Both the RAC & the BCC have attended a number of Finance Meetings, but the marked rise in the contract price from Hedge was not mentioned at any of these meetings. Cosi reports that he has been able to re-negotiate an appreciable drop in the original cost of the Hedge quote.

However, the Procurement Team (Aveo) found an excessive increase in the quotes given for all villages served by Hedge & have asked that other contractors submit quotes.

Due diligence process has been flagged by the Legal Department at Aveo – hence the call for other companies to quote on this contract.

Date of next meeting: **Friday, 1st August** at **9.00am** in Gracemere Manor.

Close of Meeting: 9.45 a.m.

Chairman:

Date: