

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 1st August, 2025
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced 9.00 am.

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

2. Confirmation of Minutes of BCC meeting held on 4th July, 2025.
Minutes accepted as a true & correct record.

Moved: Bronwyn West. Seconded: Keith Van Rangelrooy.

3. Business arising from Minutes :

- 3.1 Regular inspection of roof tiles – Cosimo Ronconi.
Refer to Manager's Report. Item 9.

4. Outward Correspondence:
Nil.

5. Inward Correspondence:

- 5.1 Vivien & Frans Kroese, 14/7/2025 – Re: Two maintenance items.
(Correspondence forwarded to Cosimo Ronconi for action).
5.2 John Parsons, 21/7/2025 – Re: Residents' Association Committee Office Bearers 2025/26.
5.3 Pat Charlwood, 26/7/2025 – Re: August 2025 BCC Agenda.

Cc: Bron Kennedy/Cosimo Ronconi, 21/7/2021 – Re: Tree cull – Villa 179 Beachgrass.

Cc: Estelle Bekker, 23/7/2025 – Re: Clothes line on balcony.

Cc: Cosimo Ronconi, 25/7/2025 – Copy of reply to above correspondence from Estelle Bekker.

Received: Arnold Vandenhurk.

Seconded: Tom Shaw.

6. Business arising from Correspondence:
 6.1 (re 5.1) Refer to Manager's Report Item 9 no.8
 6.2 (re 5.2) Secretary to convey our congratulations to new RA Committee members.
 6.3 (re 5.3) Secretary replied to Pat Charlwood's concerns re owner's obligation to continue to pay fees until the accommodation unit is sold – (as per the PID re: Water Rates.)

7. Reports from Committee Members:
 Nil.

8. Treasurer's Report: Tom Shaw.

BODY CORPORATE SINKING FUND-TREASURER REPORT
FOR PERIOD 01/07/24 - 30/06/25

INCOME

The Actual Income Including Interest for period 01/07/24 -30/06/25

\$220.820 \$ 5.060 Above Budget

EXPENSES

Total Repairs Maintenance and Admin Expenses

for period 01/07/24 - 30/06/25 \$ 159,474.00

Four Term Deposits \$ 50,000.00

One Term Deposit \$ 58,353.00

ANZ Main Operating A/C \$ 131,507.00

TOTAL CASH \$ 389,860.00

TOTAL ACCOUNTS RECEIVABLE \$ 116,992.00

IN FUND \$ 436,846.00

TOTAL CREDITORS & BORROWING (\$ 7.662.00)

NET SURPLUS \$ 61,345.00

TOTAL ASSETS \$ 498,192.00 (438,846.00)

The SURPLUS of \$ 61,346 was due to the Total Income received for the year is \$5,060 above budget, and this combined with the Total Expenses savings of \$ 55,285, gave the B.C, the surplus for year 01/07/24 - 30/06/25.

Moved that report be accepted: Tom Shaw. Seconded: Jan Corlett.

9. Community Manager's Report: Cosimo Ronconi. **Date:** August 1st, 2025

1. **ILU 11 – Damaged Garage Door**

The works were approved at the previous meeting. The replacement door has been ordered from the supplier, who came in to check the colour in July.

2. **Large Trees – Resident Requests for Arborist Review**

Arborist works were completed in July in response to resident requests.

3. **Gutter Guards – Tree Debris Management**

DS Roofing conducted a roof inspection on July 30th. A report will be provided upon completion of their assessment.

4. **Annual Tree Lopping**

Annual tree lopping was completed in July by the arborists, requiring five full working days.

5. **Annual Painting Maintenance Programme**

Notification has been received from Higgins Painting confirming the annual maintenance programme will commence in October 2025. An assessor will attend to finalise the schedule of works for Year 2, in line with the existing contract.

6. **ILU 92 – Water Testing**

JJ&Co carried out water testing in late July on the external window seals of the villa to investigate potential water ingress beneath the vinyl flooring. The report is pending.

7. **Gardening Contract**

Awaiting further information from Aveo regarding the national tender process. Hedge has submitted their quote and participated in the tender.

8. **ILU 5 – Roof Leak**

Action Maintenance completed an inspection of the internal ceiling cavity and external roof. Repairs were undertaken on the damaged roof sarking, and internal ceiling areas affected by mould were treated and cleaned.

9. **Financial Reports FY24/25 (Ending June 2025)**

The financial reports have been circulated to the Resident Sub Finance Committee for initial review. They will be subject to external audit prior to presentation to all residents.

- Following a discussion on Insurance, Cosi was asked to follow up & to clarify the following Motion put to the meeting -

Motion: “What may or may not be included in the Body Corporate Contents Insurance?”

Moved: Keith Van Rangelrooy. **Seconded:** Bronwyn West. All in favour. Passed.

10. General Business:

10.1 Condition of gutters – Jan Corlett.

Jan requested that condition of the gutters should be checked following reports of many leaks. Mark & Tom suggest that the main problem of these leaks could be that the sealant used has out-lived its life!

Cosi will ask Higgins when they quote for the building wash down to include a wash/clean of the gutters in a specified area.

10.2 Main Telstra antennae on Manor roof – Jan Corlett.

Jan Corlett made an inquiry re the position with Telstra on the antennae on the Manor roof. Cosi explained.

10.3 Tom Shaw has been asked by a number of residents when will the Opt In/Opt Out form for after hours Call Out be distributed to residents?

Cosi replied that it will be sent out with the Budget Papers.

Date of next meeting: **Friday, 5th September** at 9.00am in Gracemere Manor.

Close of Meeting: 10.25 a.m.

Chairman:

Date: