

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

**COMMUNITY TITLES SCHEME 31142**

***Minutes of Committee Meeting held on  
Friday, 5<sup>th</sup> September 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), Jan Corlett, Arnold Vandenhurk, Bronwyn West.  
Cosimo Ronconi, Community Business Manager.  
Apologies: Pat Bowen, Keith Van Rangelrooy, Mark Williams, Maintenance.  
Observer/s: Nil.
  2. Confirmation of Minutes of BCC meeting held on 1<sup>st</sup> August, 2025.  
Minutes accepted as a true & correct record.  
Moved: Jan Corlett. Seconded: Arnold Vandenhurk.
  3. Business arising from Minutes :
    - 3.1 Progress on quotes for Gardening contract - Cosimo Ronconi.  
Refer to Manager's Report, Item 9.
    - 3.2 ILU 92 – Water Testing Report – Cosimo Ronconi.  
Refer to Manager's Report, Item 9.
    - 3.3 Clarification of inclusions in the Body Corporate Contents Insurance –  
Cosimo Ronconi.  
Cosimo Ronconi is still waiting for a response regarding this issue.
  4. Outward Correspondence:
    - 4.1 Pat Charlwood, 8/8/2025 – Re: Resident's obligation to pay rates until villa is sold.
    - 4.2 John Parsons, 8/8/2025 – Acknowledgement of "new" RAC for 2025/2026.
    - 4.3 Vivien & Frans Kroese, 8/8/2025 – Advising residents that maintenance request was forwarded to Manager.  
Endorsed: Bronwyn West. Seconded: Jan Corlett.
  5. Inward Correspondence:
    - 5.1 Vivien & Frans Kroese, 14/8/2025 – Appreciation for prompt attention to repairs.
    - 5.2 Mike Jordan, 20/8/2025 – Re: Condition of Gutters.
    - 5.3 G.Lucas & S.Ferber, 28/8/2025 – Speeding through the Village.
    - 5.4 John Parsons, 5/9/2025 – Re: Finance Advisory Panel (FAP).
- Cc. Marie Guild, 13/8/2025 – (To Manager) re flooding issue following heavy rain.
- Cc. John Parsons, 20/8/2025 – (To Manager) Notification of residents to serve on the RAC's

**Cc.** John Parsons, 20/8/2025 – (To Manager) Re: Manor Roof Top Solar Project.

Seconded: Bronwyn West.

6.1 (re 5.1) Noted & filed with appreciation.

6.3 (re 5.3) This issue has been raised on prev

& other reminders will be included in the September Newsletter by the Manager.

Chairman of the RAC, John Parsons, explained more fully the purpose and procedures of this recently formed RAC sub-committee.

Tom Shaw - A check on the storm water drain pumps is being carried out by Mark Williams who is investigating the issue with Cosimo & The Pump House.

BODY CORPORATE SINKING FUND - TREASURER'S REPORT  
FOR PERIOD 01/07/25 - 31/07/25

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

— \$1,476 below Budget? (No year 25-26 budget figures to date )

### Total Repairs and Maintenance Expenses

|                                 |           |
|---------------------------------|-----------|
| for period 01/07/25 - 31/07/ 25 | \$ 35,079 |
|---------------------------------|-----------|

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

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

|                         |           |
|-------------------------|-----------|
| ANZ Main Operating A/C. | \$159,751 |
|-------------------------|-----------|

|            |           |
|------------|-----------|
| TOTAL CASH | \$418,104 |
|------------|-----------|

|                           |          |
|---------------------------|----------|
| TOTAL ACCOUNTS RECEIVABLE | \$99,166 |
|---------------------------|----------|

|              |           |
|--------------|-----------|
| TOTAL ASSETS | \$517,270 |
|--------------|-----------|

|                              |           |
|------------------------------|-----------|
| TOTAL CREDITORS & BORROWINGS | —\$ 4,871 |
|------------------------------|-----------|

|                             |           |
|-----------------------------|-----------|
| TOTAL ACCRUALS & PROVISIONS | \$ 10.886 |
|-----------------------------|-----------|

|                            |                  |                  |
|----------------------------|------------------|------------------|
| <b><u>TOTAL ASSETS</u></b> | <b>\$523,285</b> | <b>(525,605)</b> |
|----------------------------|------------------|------------------|

Moved that report be accepted: Tom Shaw.      Seconded: Arnold Vandenhurk.

9. Community Manager's Report: Cosimo Ronconi. **Date:** September 5th, 2025

## 1. ILU 11 – Damaged Garage Door

The garage door repairs were previously approved and have now been completed.

## 2. Gutter Guards – Tree Debris Management

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

In the meantime:

- Mark has cleared the gutters of ILU 164, and
- ☐ Action Maintenance has completed minor roof repairs on ILU 84.

### **3. Annual Painting Maintenance Programme**

## **Annual Building Washdown & Painting Maintenance**

As part of the 11-Year Painting Maintenance Programme, Higgins Painting will commence the Annual Building Washdown of all Independent Living Units (ILUs) starting Monday, 29th September.

This will be followed by the scheduled exterior painting of selected units, carried out in stages during the course of the contract. The painting works are expected to begin in late October.

The ILU units repainted this year are as follows: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,180,181,182,183,184,185  
Residents will receive a separate notice and residents' instructions 2 weeks prior to the scheduled washdown and painting of their individual unit.

### **4. ILU 92 – Water Testing**

JJ&Co completed water testing in late July, inspecting the external window seals to investigate possible water ingress under the vinyl flooring.

No external building defects were identified.

We are currently sourcing a contractor to:

- ☐ Perform mould treatment on the affected concrete slab, and
- ☐ Reinstall the vinyl flooring once treatment is complete.

### **5. Gardening Contract**

We are awaiting further updates from Aveo regarding the national gardening contract tender process.

Hedge has submitted a quote and participated in the tender.

The quoted cost is included in the FY25/26 Village Budget, and Hedge continues to provide services in the interim.

### **6. September Newsletter Notices:**

#### **Reminder: Village Speed Limit is 10km/h**

All residents, staff, contractors, and suppliers are reminded that the speed limit within the village is 10km/h.

If you witness speeding, please note the vehicle type and colour, day and time, and registration number (if possible), and report it to Reception.

Thank you for helping keep our village safe.

#### **Reminder: Please Close the Pedestrian Gates**

We continue to receive reports that pedestrian gates are being left open by residents.  
Please ensure the gate is closed behind you.  
Village safety is everyone's responsibility.  
Thank you for doing your part!

**7. Manor Security** We have noticed that several flyscreens on the ground floor sliding doors of the Manor Building appear to have been cut at the height of the locks. This has raised concerns that someone may have attempted to gain access during the night.

As a precaution, we have inspected all locks and have introduced a new security measure: all ground floor sliding doors will now be locked with a key from 9:00 PM to 7:00 AM.

10. General Business:

10.1 Discussion on installation of solar panels on the Manor roof – Pat Bowen.

List of questions put forward by Pat can be addressed at Residents' Meeting when arranged by H.O.

10.2 AGM preparations & responsibilities of committee members discussed.

Appreciation expressed for help given by Isabelle, Cosi & Bronwyn in preparation of notices which were distributed to Lot Owners.

Date of next meeting: **Friday, 3<sup>rd</sup> October** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.35 a.m.

Chairman: .....

Date: .....