Body Corporate for Aveo Peregian Springs
Country Club - C.T.S. 31142
21 Gracemere Blvd.,
Peregian Springs. Qld. 4573

MINUTES OF ANNUAL GENERAL MEETING OF THE BODY CORPORATE held on 26th September, 2025 at 10.00am in Gracemere Manor.

Meeting opened at 10.05 am

1.Attendance, Apologies:

Attendance: *Chairman - Pat Bowen, Secretary - Cheryl Hodges, Treasurer - Tom Shaw, Committee members - Arnold Vandenhurk, Keith Van Rangelrooy, Bronwyn West, Jan Corlett*

Lee-Ann Olin, Regional Operations Manager, Isabelle Jones, Assistant Manager.

Lot owners in attendance: *22. (Eligible voters = 19 - i.e.1 vote per villa, S/A).*
Aveo Way Nominee, Lee-Ann Oslin: *169.*
Eligible voters (in attendance + Postal Votes (5) + Proxies (3): *Total = 196.*

Apologies:. *Frans Kroese, Margaret Ord, Gloria Bisset, Pauline Shaw.*

2.Admittance of Postal Voting papers:

Total number of Postal Votes received: *5.*

3.Appointment of Scrutineers:

George West, John Davies, Diane Giles.

4.Chairman's Report: *THE CHAIRMAN'S ANNUAL REPORT* –

As Chairman of the Body Corporate Committee I am pleased to present my report for the past 12 months.

The Committee has met regularly throughout the year to address maintenance, safety, and residents concerns with in the village

There are two areas that are major expenditure for the Body corporate.

1. Grounds and Gardens
Hedge has continued with a further year on their contract which has improved successfully from the previous 12 months which was a disaster for the village.

Hedge provides the Body Corporate a two weekly reports on areas in the village that they have completed. This gives the committee opportunity to do random checks to see if the work is up to schedule.

The current staff from Hedge are doing a great job in bringing the village to an Excellent standard.

2. Painting and Washdown of the village
Higgins were given the contract 12 years ago for this service and it is pleasing to see they have retained the contract for a further 10 years. They initially started with a washdown of the whole village with one section to be painted later this year.

With the unsettled weather this year we had a number of issues with drainage and flooding of Villas, along with the normal activities of roof tile replacement, tree lopping, road repairs and general maintenance.

This has been a busy year for the committee .

As Budgets are set on recommendation of the Quantity Surveyor's report it is pleasing to say that the Body Corporate has met their obligation for the year finishing with a surplus.

I wish to thank Cosimo and staff for the services they have provided throughout the year and especially the way he organised the preparations for potential danger with Cyclone Alfred.

At the time ,the unknown that was happening , the presence of Aveo staff in the village and the work of the Volunteer Wardens,gave a great deal of comfort.

Also the feedback from the resident's families was very positive in knowing that residents were well prepared and looked after by staff

Although the Cyclone passed the village it shows how effective Aveo Staff were organised.

Finaly I would like to thank the committee members for the time and the commitment over the year. It is a pity at the AGM the new committee will be short of 2 members and by the ACT only Lot owners and family members can participate in standing on the committee.

Hoping at the AGM we could have volunteers to join the committee.

Pat Bowen – Chairman. Body Corporate Committee

5. MOTIONS

MOTION 1 – CONFIRMATION OF PREVIOUS GENERAL MEETING *Ordinary Resolution*

Statutory Motion

That, by ordinary resolution, the minutes of the last general meeting dated Friday, 27th September, 2024 as previously circulated, be confirmed as a correct record.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 192	NO = 0	ABSTAIN = 4

The Chair declared the Motion passed.

MOTION 2 – DECISION NOT TO AUDIT ACCOUNTS *Special Resolution*

Statutory Motion

That by special resolution, and in accordance with Section 176 (1)(b) the body corporate's statement of accounts for the financial year ending 30/06/2025 not be audited.

VOTING INSTRUCTIONS

*(if you want the accounts to be audited, vote **NO**; if you do not want the accounts to be audited, vote **YES**)*

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 196	NO = 0	ABSTAIN = 0

The Chair declared the Motion passed.

MOTION 3: APPOINTMENT OF AUDITOR *Ordinary resolution*

Statutory Motion

That, by ordinary resolution, the body corporate appoints an auditor (qualified in accordance with SM s177) to audit the body corporate's statement of accounts for the financial year ending 30/6/2025

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES	NO	ABSTAIN

Motion 3 ruled out of order because Motion 2 was passed.

MOTION 4: ADOPTION OF THE FINANCIAL STATEMENT ***Ordinary Resolution***

Statutory Motion

That, by ordinary resolution, the statement of income and expenditure for the year ended 30/6/2025 circulated with the agenda, be adopted and that all expenditure ratified as true expenditure.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 193	NO = 0	ABSTAIN = 3

The Chair declared the Motion passed.

MOTION 5: APPROVE ADMINISTRATON FUND BUDGETS ***Ordinary resolution***

Submitted by committee and Statutory Motion

Administration Fund Budget & Contributions

That an administration fund budget for the year ended 30 June 2026 and totalling $ 195,693.00 be adopted and monthly contributions be levied in the following manner:

ILU Freehold Sublease: $ 73.34 per month
ILU Freehold (Taxable): $ 80.68 per month
ILU Leasehold: $80.68 per month
SA Freehold Sublease: $50.96 per month
SA Leasehold: $ 50.96 per month
ILA Freehold: 50.96 per month
ILA Leasehold: $ 50.96 per month

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 193	NO = 0	ABSTAIN = 3

The Chair declared the Motion passed.

MOTION 6: ADOPTION OF SINKING FUND CONTRIBUTION *Ordinary resolution*

Submitted by committee and Statutory Motion

In accordance with SMs160 the Body Corporate set the contributions per lot entitlement for the new financial year as follows:-
That the sinking fund budget included with meeting notice is approved and pursuant to Section 139 (1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Sinking Fund contribution for the year ending 30 June 2026 be $209,111.00 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regular 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of $43.66 per lot entitlement.

It is further resolved that, pursuant to Section 141 (3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Treasurer be authorised to issue the levy notices for the first five months of the following financial year at the interim rate as fixed by the Committee.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 192	NO = 0	ABSTAIN = 4

The Chair declared the Motion passed.

6. Election of Body Corporate Committee for 2025/2026.

John Weeden assumed the role of Returning Officer for the Elections.
The Returning Officer declared all positions on the Body Corporate Committee vacant.

The following Nominations have been received:

Chairman: *Jan Corlett.*
Secretary: *Cheryl Hodges.*
Treasurer: *Tom Shaw.*
Ordinary Committee members: *Arnold Vandenhurk, Bronwyn West.*

As all above Nominations comply with Sections 26(1) & 27(3) of the Body Corporate and community Management (Standard Module) Regulation 2008, the nominees were elected unopposed.
The Returning Officer called for 2 Nominations (Lot Owners) for Ordinary Committee members. One resident nominated but declined. No other nominations received.

. ***7. Date of next Body Corporate AGM:*** *September, 2026. (TBA)*

8. Close of meeting: *10.32am*

Chairman: **……………………………..** ***Date:*** **……………………**