

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

***Minutes of Committee Meeting held on
Friday, 3rd October, 2025
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573***

Meeting commenced 9.02 am.

1. Attendance: Chair - Jan Corlett, Cheryl Hodges (Secretary), Tom Shaw (Treasurer), Arnold Vandenhurk, Bronwyn West.
Isabelle Jones, Assistant Community Manager, Mark Williams, Maintenance.
Apologies: Cosimo Ronconi.
Observer/s: Nil.
2. Confirmation of Minutes of BCC meeting held on 5th September, 2025.
Minutes accepted as a true & correct record.
Moved: Bronwyn West. Seconded: Arnold Vandenhurk.
3. Business arising from Minutes :
 - 3.1 Progress on quotes for Gardening contract - Cosimo Ronconi.
Still waiting for confirmation from H.O.
 - 3.2 Clarification of inclusions in the Body Corporate Contents Insurance – Cosi Ronconi.
Defer to next BCC meeting for Cosimo's return.
4. Outward Correspondence:
 - 4.1 John Parsons, 11/9/2025 – Appreciation for clarification of RAC's Finance Advisory Panel.
 - 4.2 Mike Jordan, 11/9/2025 – Re: Condition of gutters at villa.
 - 4.3 2025 AGM Notice including Motions, Proxy Form, Election of Committee information, Special Purpose Financial Report & Certificate of Currency.
 - 4.4 Lot Owners' reminder for AGM on 26/9/2025.
 - 4.5 October Newsletter Report, 29/9/2025.

Endorsed: Bronwyn West. Seconded: Tom Shaw.
5. Inward Correspondence:
 - 5.1 Estelle Bekker, 1/10/2025 – Re: Security.
 - 5.2 George & Bronwyn West, 2/10/2025 – Re: Subsided drain.
 - 5.3 Sharon Jack, 2/10/2025 – Report of harassment of residents.

Received: Bronwyn West.

Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:

6.1 (re 5.1 & 5.3) Sharon Jack, Secretary, RAC forwarded correspondence between Lee-Ann Olin & John Parsons regarding these matters which concern a number of residents.

(See Isabelle Jones' Report - Item 9, point 6).

Following discussion regarding the points put forward by Lee-Ann Olin, i.e. private security patrols &/or security cameras, Body Corporate members are very aware that these measures would be costly & carried by all residents. It is an issue across other suburbs & is particularly more prevalent during school holidays. Residents should be vigilant & if they feel unsafe, call police.

6.2 (re 5.2) Drain has subsided in back lawn. Isabelle Jones has organized Skipper (Plumbers) to solve problem. Refer Isabelle's report, point 4.

7. Reports from Committee Members:

a) Jan Corlett & Bronwyn West to meet with Hedge Gardening "boss" Damon when he next comes up from Brisbane.

All seems to be working well – please remember to put gardening requests in gardening book in Manor just outside Hairdressing Salon.

b) Mark Williams reports that all three Water Harvest Systems are currently working well!

8. Treasurer's Report: Tom Shaw.

BODY CORPORATE SINKING FUND - TREASURER'S REPORT
REPORT FOR 01/07/25 - 31/08/25

INCOME:

The Actual Income Including Interest for period 01/07/25- 31/08/25
\$11,107 (\$1,467 Above Budget)

EXPENSES:

Total Repairs and Maintenance Expenses
for period 01/07/25 - 31/08/25 \$ 39,713

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

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

ANZ Main Operating A/C \$ 173,036

TOTAL CASH \$ 431,037

TOTAL ACCOUNTS RECEIVABLE \$ 101,298

TOTAL ASSETS \$ 532,688

TOTAL CREDITORS & BORROWING -\$ 2,331

TOTAL ACCRUALS & PROVISIONS \$ 10,886

TOTAL ASSETS: \$ 542,620 (\$525,605)

Moved that report be accepted: Tom Shaw. Seconded: Cheryl Hodges.

9. Community Manager's Report: Isabelle Jones – Assistant Community Manager.

1. ILU 134 – Water running into the pit in the street outside of Villa 134

Skipper attended the above site for the situation of water running into the pit in the street outside Villa 134. Checked the area and found the underground water tank in the front yard of 134. Lifted the tank lid

and meter box next to the tank and noticed the tank topper was running into the tank causing the tank to fill and overflow into the pit. Sourced and replaced the tank topper with a new and tested. All was ok.

2. ILU 84 – Gutter clean and unblocking of downpipes

Action Maintenance completed an inspection of ceiling cavity - Completion of inspection of external roof - Cleaning of gutters - Cleaning of roof valley - Unblocking of downpipes - Supply, cut to size and installation of gutter guard to back roof valley.

3. ILU 164 – Downpipe at rear of property may be blocked

Skipper has been called in to look at downpipe at the rear of property as they think it is blocked leading to water overflowing gutters. There is another downpipe close to the one that is blocked that needs repair as damaged at ground level.

4. ILU 133 – The ground around the drain at the back of Villa 133 has subsided

The ground around the drain at the back of Villa 133 has subsided and has been reported by Bronwyn West as being potentially dangerous. Skipper has been called in.

5. Annual Painting Maintenance Programme

As part of the 11-Year Painting Maintenance Programme, Higgins Painting commenced the Annual Building Washdown of all Independent Living Units (ILUs) on Monday, 29th September. On schedule so far.

6. Security concerns around the village

Residents have raised concerns with the Body Corporate and the Residents Association about security around the village. Disturbance mostly caused by kids on bikes behaving badly and making Residents feel unsafe. The concerns were brought to Lee-Ann Olin (Regional Operations Manager)'s attention who has suggested the following options:

- Private security patrols: We can obtain quotes for a private security presence, noting that this would be a resident ongoing cost. Other communities that have this and have found it provides some reassurance, though patrols only cover specific times of the evening and anything can happen on the other times they are not there.
- Security cameras: Installing cameras at entry points could act as a deterrent, but this would require approval and funding through the body corporate.
- Police information session: We can contact the local Police to see if they are available to come and present to residents on safety and security.

10. General Business:

Nil.

Date of next meeting: **Friday, 7th November** at **9.00am** in Gracemere Manor.

Close of Meeting: **9.55 a.m.**

Chairman:

Date: