

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 6th February, 2026.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced 8.58 am.

1. Attendance: Chair - Jan Corlett, Cheryl Hodges (Secretary), Tom Shaw (Treasurer), Arnold Vandenhurk, Barbara Tuckfield.

Cosimo Ronconi, Community Manager, Andy Atkinson, Maintenance.

Apologies: Nil.

Observer/s: Nil.

- * Chair, Jan Corlett welcomed Barbara Tuckfield as the new member to the BCC.

2. Confirmation of Minutes of BCC meeting held on 5th December, 2025.

➔ Minutes accepted as a true & correct record.

Moved: Tom Shaw. Seconded: Arnold Vandenhurk.

➔ Ratify vote outside committee meeting taken on 7/1/2026.

Moved: Arnold Vandenhurk. Seconded: Tom Shaw.

3. Business arising from Minutes :

3.1 Addressing Flick issues – Cosimo Ronconi. H.O. still looking at contracts. Off Agenda.

4. Outward Correspondence:

4.1 Mike Jordan, 9/12/2025 – Re: Conflicting evidence of content in the BCC circular dated 23-11-2025.

4.2 Pat Bowen, 9/12/2025 – Re: Ongoing delays in the paint programs.

4.3 John Parsons, 16/12/2025 – Chair's response re Hedge Contract in BCC Minutes.

4.4 Notice to Freehold residents, 7/1/2026 – Minutes of A Vote Outside Committee Meeting. (Re: Filling casual vacancy on Committee).

Endorsed: Tom Shaw. Seconded: Arnold Vandenhurk.

5. Inward Correspondence:

5.1 John Parsons, 12/12/2025 – Re: Delay in gardening contract.

5.2 Bronwyn West, 2/1/2026 – Resignation as Ordinary Committee Member.

5.3 Steve Hill, 7/1/2026 – Repair of Side Rock Wall at Villa 96.

5.4 Jan Corlett, 7/1/2026 – Repair of Rock Wall Villa 93.

5.5 Bronwyn & George West, 16/1/2026 – Re: Sink Hole at rear of villa.

Cc Cosimo Ronconi, 23/12/2025 – Re: EEVI System in Manor.

Cc Cosimo Ronconi, 16/1/2026 – Re: Sink Hole.

Received: Tom Shaw.

Seconded: Arnold Vandenhurk.

6. Business arising from Correspondence:

6.1 (re 5.1) The delay in renewing the Gardening Contract is due to the take over by The Living Company and the merging of their Head Office departments with Aveo's. This should be achieved in time for the contract to be awarded for the years beginning 26/27.

In the interim, the existing contract allowed for another year.

6.2 (re 5.2) Noted & filed.

6.3 (re 5.3) Refer Manager's Report, Item 7. Arnold & Tom have also inspected this issue & expressed concern regarding the large tree at the rear of villa 93.

This will be investigated by Cosi.

6.4 (re 5.4) Refer Manager's Report, Item 7.

6.5 (re 5.5) Refer Manager's Report, Item 2.

7. Reports from Committee Members:

Nil.

8. Treasurer's Report: Tom Shaw.

BODY CORPORATE SINKING FUND - TREASURER REPORT
FOR REPORT 01/07/25 - 31/12/25

INCOME

The Actual Income Including Interest for Period 01/07/25-31/12/25

\$107,213 - \$130,234 above the budget.

EXPENSES

Total Repairs, Maintenance & Admin Expenses
for period 01/07/25 - 31/12/25

\$130,947

Four Term Deposits \$50,00

\$200,000

One Term Deposit

\$ 58,353

ANZ Main Operating A/C

\$191,414

TOTAL CASH

\$449,767

TOTAL ACCOUNTS RECEIVABLE

\$8,930

TOTAL ASSETS

\$458,697

TOTAL CREDITORS & BORROWING

(- \$1,427)

TOTAL ACCRUALS & PROVISIONS

(- \$34,037)

TOTAL LIABILITIES

(- \$35,464)

TOTAL ASSETS

\$423,233

(\$ 525,605)

REPAIRS FOR DECEMBER 2025

PAINTING

\$66,170

PEST CONTROL

\$ 5,568

ROOF

\$ 2,070

ELECT

\$ 324

ROAD & UTILITIES

\$ 175

PLUMBING

\$ 1,608

TV ANTENNAE

\$ 1,341

TOTAL

\$82,011

You may have noticed that the income for Nov. & Dec was \$107,213 but the outgoing costs for Dec. are \$130,234, leaving the B.C. Total Asset down to \$432,233 nearly \$200,00 down on last October Asset value.

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

9. Community Manager's Report: Cosimo Ronconi - Community Manager.

1. ILU 164 – Blocked Downpipe (Rear of Property)

Skipper Plumbing has checked the roof gutters and found them all clear. The rear downpipe was bent at the base slowing the water flow. Placed back into shape. Skipper will return to check underground drains with camera.

2. ILU 133 – Ground Subsidence Around Rear Drain

Ground subsidence has been identified around the rear drain of Villa 133. This issue was reported by Bronwyn West, who advised that the area may pose a safety risk. Skipper Plumbing is currently sourcing the required part.

3. Annual Painting Maintenance Programme

As part of the 11-Year Painting Maintenance Programme, Higgins Painting continues with the scheduled external painting of ILUs.

Regarding the allocation of annual discretionary hours included in the contract, Higgins has agreed to partially wash the exterior of the Manor, focusing on gables and all upper sections. This washdown will commence on **Monday, 23 February**, and is expected to be completed by **Tuesday afternoon, 24 February**.

* Barbara Tuckfield identified a couple of areas on Manor exterior which Cosi will address.

4. Annual Road Repairs – Trip Hazards

Safe Footpath has completed the road repair works as previously advised.

5. Storm Damage – 24 November

Damage sustained during the storm included:

- Damage to the corrugated plastic roof over the bin area opposite the Manor
- Two street signs snapped
- A section of garden fencing beside the Manor damaged by a fallen tree
- External blind damage to five units

In preparation for an insurance claim, U-blind has been engaged to inspect the affected units. We are currently awaiting their report and quotation.

6. Villa 21 – Incorrect Deliveries

The sign has arrived and will be installed by Andrew.

7. Garden Rock Walls

The Aveo Regional Asset Manager inspected the garden rock walls of several villas in January and is currently obtaining quotations for the required repair works

10. General Business:

10.1 Trees & maintenance along boundary fence with Golf Club – Arnold Vandenhurk.

Following a storm on 24th November, 2025, a number of trees on Golf Course property fell – one damaged our fence whilst another damaged the bird netting over the swimming pool. Letter to be written to Golf Club requesting removal of dead trees & underlying “rubbish.”

Date of next meeting: **Friday, 6th March, 2026** at 9.00am in Gracemere Manor.

Close of Meeting: 9.55 a.m.

Chairman:

Date: