

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

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

Meeting commenced 8.59 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.

2. Confirmation of Minutes of BCC meeting held on 6th February, 2026.

Minutes accepted as a true & correct record.

Moved: Barbara Tuckfield. Seconded: Arnold Vandenhurk.

3. Business arising from Minutes :

3.1 Progress for repair of rock walls, villas 96 & 93 – Cosimo Ronconi.

Refer to Manager's Report, Item 9.

3.2 Response from PS Golf Club regarding trees, etc. along boundary fence – Cosimo Ronconi & Cheryl Hodges.

Refer to Manager's Report, Item 9.

4. Outward Correspondence:

4.1 Steve & Jane Hill, 10/2/2026 – "Repair of Side Rock Wall at Villa 96."

4.2 Bronwyn & George West, 10/2/2026 – Re: Sink hole at rear of property.

4.3 Bronwyn West, 10/2/2026 – Acknowledgement of Resignation.

4.4 Mary Whitney, 12/2/2026 – Re: Condition of trees, snakes' nests & invasive plants along boundary fence adjoining our properties.

4.5 Mary Whitney, 18/2/2026 – Response to 5.2

Endorsed: Tom Shaw.

Seconded: Barbara Tuckfield.

5. Inward Correspondence:

5.1 Richard Fullford, 13/2/2026 – Report on Resident Consulting Group (RCG) of the Discretionary Aggregate Deductible Fund (DADF).

5.2 Mary Whitney, 17/2/2026 – Response to Outward Correspondence 4.4

5.3 Mary Whitney, 19/2/2026 - Acknowledgement to follow up with Cosi next week.

5.4 Denis Murphy, 22/2/2026 – Heated Swimming Pool.

5.5 Sue Day, 1/3/2026 – Re: Street signage.

- Cc. (1) Cosimo Ronconi, 23/2/2026 – Reply to Denis Murphy re Heated Swimming Pool.
(2) Denis Murphy, 23/2/2026 – Reply to above correspondence.

(3) John Parsons, 24/2/2026 – Reply to Denis Murphy re Heated Swimming Pool.

(4) Denis Murphy, 26/2/2026 – Reply to John Parsons email (3)

Received: Arnold Vandenhurk.

Seconded: Tom Shaw.

6. Business arising from Correspondence:

6.1 (re 5.1) Noted with interest & filed.

6.2 (re 5.2) Refer to Manager's Report, Item 9.

6.3 (re 5.3) Refer to Manager's Report, Item 9.

6.4 (re 5.4) Noted & filed.

6.5 (re 5.5) Manager to get quotes for new separate sign for each street, with villa numbers & a colour code.

7. Reports from Committee Members:

Nil.

8. Treasurer's Report: Tom Shaw.

BODY CORPORATE SINKING FUND - TREASURER REPORT
FOR REPORT 01/07/25 - 31/01/26

INCOME

The Actual Income Including Interest for Period 01/07/25 -31/01/26
\$52,931, \$2,561 below the budget

EXPENSES

Total Repairs, Maintenance & Admin Expenses
for Period 01/07/25 - 31/01/26

\$67,065

Four Term Deposits \$50,000.00

\$200,000

One Term Deposit

\$ 58,353

ANZ Main Operating A/C

\$223,688

TOTAL CASH

\$482,042

TOTAL ACCOUNTS RECEIVABLE

(\$ - 4,406)

TOTAL ASSETS

\$477,636

TOTAL CREDITORS & BORROWING

(\$ - 1,619)

TOTAL ACCRUALS & PROVISIONS

\$ 12,263

TOTAL LIABILITIES

\$ 10,644

TOTAL ASSETS

\$488,280 (\$ 525,605)

REPAIRS FOR JANUARY2026

| | |
|-------------|-----------|
| PAINTING | \$ 46,300 |
| ELECT | \$ 250 |
| PLUMBING | \$ 332 |
| TV ANTENNAE | \$ 1,509 |
| R/M GENERAL | \$ 718 |
| TOTAL | \$ 49,109 |

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 completed rectification works as reported previously.

- ILU 133 – Ground Subsidence Around Rear Drain

Skipper Plumbing has scheduled the required works for today, 6 March.

2. Annual Painting Maintenance Programme

Higgins Painting has completed the Year 2 maintenance schedule. As part of the discretionary hours included in the contract, they also spot-washed the Manor exterior where possible, at no additional cost. The results are very good.

At the request of the Community Manager, Higgins Painting has provided the following quotations for additional works for the Body Corporate to consider:

Pressure clean the lower Colourbond roof over the Manor entry and annex area –
\$1,620.00 (incl. GST)

- Replace roof screws on the lower front roof over the entry – **\$795.00 (incl. GST)**
- Remove cobwebs from the internal Manor tower (using telescopic poles and without scaffolding, as far as practicable) – **\$840.00 (incl. GST)**

3. Storm Damage – 24 November

Damage sustained during the storm included:

- Damage to the corrugated plastic roof over the bin area opposite the Manor (Action Maintenance has provided a quote to replace the corrugated roof).
- Two street signs snapped (now replaced).
- A section of garden fencing beside the Manor damaged by a fallen tree (Golf Course has been notified via email).
- External blind damage to five units (U-Blinds has provided a quote to replace the blinds in the affected units, and we are in the process of issuing the work order).

4. Garden Rock Walls

Multhana has been engaged to inspect and provide a quotation to stabilise the garden rock walls throughout the village where required.

Multhana is a Supply Nation Certified, Indigenous-owned company providing landscaping and building services across Southeast Queensland. Through these services, they support sustainable economic outcomes for First Nations people through employment and training opportunities.

5. Vegetation Between Golf Course and Village

The Golf Course advised on 3 March that they will undertake clearing works in the area and provided the following proposed scope of works:

- Maintain a **3-metre buffer** along the fence line bordering the Country Club and the boundary tee-off area where the aerial netting is located. This will include clearing small to medium vegetation and treating stumps to prevent regrowth.
- Remove selected semi-established trees where required, along with the large dead “totem pole” within the netted area. Veteran trees will be retained where possible, provided they have minimal or no encroachment over the boundary. Retained trees will be pruned to remove overhanging foliage. Any significant trunk wood not extending over the boundary will remain in place.
- Carry out general directional pruning on additional species that encroach beyond the 3-metre buffer.
- Remove and dispose of all green waste generated from the works.
- Remove and mulch existing “snake stacks” and storm debris located between the course and the boundary fence, starting from the corner of the Country Club through to, and including, the tee-off corridor adjacent to the green pool panel fence.

I would like to thank the Body Corporate Committee for writing to the Golf Course club.

6. Termite damage ILU 20

During the refurbishment of ILU 20, an old inactive subterranean termite damage was discovered in the front bedroom and ensuite.

According to the attached reports there were no active termite nests found at the time of inspection.

We have received a quote for the rectifications totalling \$13,000.00 which requires Body Corporate approval.

As Peregian is a strata village, the repair costs fall under Body Corporate responsibility, particularly as the Body Corporate funds and manages the termite management program.

For clarity, in a Queensland strata scheme under the Body Corporate and Community Management Act 1997, responsibility generally depends on whether the damaged area is classified as common property or part of the lot

If the timber is part of common property

The Body Corporate is responsible. Common property typically includes:

1. Structural elements (foundations, load-bearing walls, roof structure)
2. External walls
3. Shared building elements
4. Areas outside the lot boundaries

If the termite damage affects structural framing or shared walls, this would usually fall under Body Corporate responsibility.

If the timber is within the lot (inside the unit boundaries)

The lot owner is responsible. This often includes:

1. Internal non-load-bearing walls
2. Fixtures and fittings
3. Internal cabinetry and finishes

7. Water damage ceiling ILU 14

The Garage ceiling was extensively water damaged due to the burst of the Hot Water system located in the under roof ceiling.

The Hot Water system was replaced by Aveo for the Leasehold unit.

JJ & CO has completed the replacement of the damaged sections and paint work for a total of \$ 3,883.00 inc. GST as this is an insurable event under the strata insurance but the Excess fee is \$ 10K we seek Body Corporate permission to code the cost of the repairs to the Sinking fund.

*Barbara Tuckfield left the meeting at 9.50a.m.

10. General Business:

10.1 Cosi gave a very interesting presentation of the recent meeting with SA residents regarding Fire Safety Procedures in the Manor.

10.2 Cosi also briefly commented on the recent Medical Emergencies Presentation by Isabelle Jones & Sam Denny which was very informative & well received by residents.

10.3 Cheryl Hodges asked for clarification as to when the Annual Pest Inspection/Spraying will be scheduled this year as a number of residents have received notices from Flick asking if they would like to have their villa sprayed & if so to notify Flick to arrange a date!

The Annual inspection by Flick, paid for by the Body Corporate, will be undertaken in winter and residents will be notified nearer the date.

This is the annual inspection when residents can choose to pay for internal spraying for cockroaches, spiders, etc if they elect to have this done.

Date of next meeting: **Friday, 10th April, 2026** at 9.00am in Gracemere Manor.

Close of Meeting: 10.35 a.m.

Chairman:

Date: