

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

**Minutes of Committee Meeting held on
Friday, 10th April, 2026.
Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573**

Meeting commenced 9.03 am.

1. Attendance: Chair - Jan Corlett, Cheryl Hodges (Secretary), Tom Shaw (Treasurer), Barbara Tuckfield. Arnold Vandenhurk (arrived 9.15).
Cosimo Ronconi, Community Manager, Andy Atkinson, Maintenance.
Apologies: Nil. Observer/s: Nil.

2. Confirmation of Minutes of BCC meeting held on 6th March, 2026.
Minutes accepted as a true & correct record.
Moved: Barbara Tuckfield. Seconded: Tom Shaw.

3. Business arising from Minutes :
 - 3.1 Progress for repair of rock walls, villas 96 & 93 – Cosimo Ronconi.
Refer to Manager’s Report, Item 8.
 - 3.2 Maintenance of vegetation between Golf Course & Village – Cosimo Ronconi.
Refer to Manager’s Report, Item 8.

4. Outward Correspondence:
 - 4.1 Jan Corlett, 20/3/2026 – Congratulations to Gabrielle Sheehan on her appointment as General Manager – Operations, Aveo.

Endorsed: Tom Shaw. Seconded: Barbara Tuckfield.

5. Inward Correspondence:
 - 5.1 Ron Marshall, 18/3/2026 – Re-Garden and space between Villa2 and Villa3.
 - 5.2 Gabrielle Sheehan, 20/3/2026 – RE: Welcome.
 - 5.3 Pat Bowen, 26/3/2026 – Re: Regarding responsibility of termite problems in owners’ villas.

Received: Arnold Vandenhurk. Seconded: Barbara Tuckfield.

6. Business arising from Correspondence:
 - 6.1 (re 5.1) Resident has been advised to discuss replacement plants with gardeners – the Body Corporate does not supply (i.e.pay for) plants in this type of incident. The 2 banksia at the centre of the resident’s complaint were removed for Paramedics’ access with a stretcher to attend a resident in the adjoining villa.

This area needs to be kept relatively free for future access, in case of further incidents requiring access of a stretcher by Paramedics.

6.2 (re 5.2) Noted & filed.

6.3 (re5.3) At a General Meeting held on 29th July, 2016, a Motion was passed for the installation of bait stations.

A second Motion was passed for the purpose of covering the cost of future termite damage.

The Manager, Cosimo Ronconi clarified the position of termite damage responsibility here at Peregrin Springs Country Club – i.e. the Body Corporate covers the total cost of any repairs caused by white ants – whether the damage is external or internal.

7. Treasurer's Report: Tom Shaw.

See attached Treasurer's Report.

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

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

See attached Manager's Report.

Re: Item 1 - ILU 133 - job has been completed & residents are happy with result.

Re: Item 7 – Approval given for upgrades to signs as set out in quotation from SS Signs.

Re: Item 8 – When quotation is received, Cosi will request that the Aveo Asset Manager comes to inspect & then situation will be discussed with the Committee.

Re: Item 9 - Cosi to get quotes to repair internal water ceiling damage & then to proceed with job.

9. General Business:

9.1 Jan Corlett – Jan was concerned that she did not receive a copy of the Notice, dated 7 April 2026, regarding the up-coming Meeting of residents regarding the installation of a solar generation system.

If any resident has not received this notice, could you please contact the Office to receive a copy as it is important that ALL residents have a vote on this project.

Date of next meeting: **Friday, 1st May, 2026** at **9.00am** in Gracemere Manor.

Close of Meeting: 10.08 a.m.

Chairman:

Date:

BODY CORPORATE SINKING FUND - TREASURER REPORT
FOR PERIOD 01/07/25 - 28/02/26

INCOME

The Actual Income Including Interest for period 01/07/25 -28/02/26
\$118,116. - \$29,811 below the budget

EXPENSES

Total Repairs, Maintenance & Admin Expenses
for Period 01/07/25 - 28/02/26

\$180,043

Four Term Deposits \$50,000

\$200,000

One Term Deposit

\$ 58,353

ANZ Main Operating A/C

\$220,691

TOTAL CASH

\$479,044

TOTAL ACCOUNTS RECEIVABLE

\$111,826

TOTAL ASSETS

\$367,218

TOTAL CREDITORS & BORROWING

\$ 9,398

TOTAL ACCRUALS & PROVISIONS

\$ 12,263

TOTAL LIABILITES

\$ 21,661

TOTAL ASSETS

\$388,879 (\$525,605)

REPAIRS FOR FEBUARY 2026

PAINTING

\$116,847.00

PLUMBING

\$ 3,621.27

R/M GENERAL

\$ 184.91

PEST CONTROL

\$ 360.00

TOTAL

\$ 120,884.00

Tom Shaw B.C. Tres.

Body Corporate Manager's Report

Date: 10 April 2026

1. ILU 133 – Ground Subsidence Around Rear Drain

Skipper Plumbing has completed the rectification works as previously approved.

2. Annual Painting Maintenance Programme

Higgins Painting – Works Update:

- Pressure cleaning of the lower Colourbond roof over the Manor entry and annex area – *Completed in March, as approved at the last meeting.*
- Replacement of roof screws on the lower front roof over the entry – *Pending.*
- Removal of cobwebs from the internal Manor tower (using telescopic poles and without scaffolding where practicable) – *Completed in March, as approved at the last meeting.*

3. Storm Damage – 24 November

Damage sustained during the storm includes:

- Corrugated plastic roof over the bin area opposite the Manor: *A work order has been issued to Action Maintenance for replacement. Installation is scheduled for April.*
- Garden fencing beside the Manor: Damaged by a fallen tree. *The Golf Course has been notified via email.*
- External blinds to five units: *A work order has been issued to U-Blinds for replacements. Installations are scheduled for April.*

4. Garden Rock Walls

Multhana Building Services has been engaged to inspect and provide a quotation for stabilisation works to garden rock retaining walls throughout the village. Priority works have been identified for the wall between Links Cove and Sea Oak Drive.

Scope of Works – Retaining Wall Inspection & Progressive Rectification:

- Supply of two (2) landscape gardeners for a one-week period on a day-rate basis.
- Total cost: *\$7,600 + GST.*
- Personnel will be suitably experienced in landscape construction and minor retaining wall rectification.

Methodology:

- Progressive inspection of retaining walls across the site.
- Identification of unstable or compromised sections.
- Rectification works to include:
 - Removal of unstable or displaced rocks
 - Excavation behind affected sections to relieve pressure
 - Reinstallation and stabilisation of rocks
 - Backfilling and compaction of soil
 - Reinstatement to match existing appearance where practicable

At the conclusion of the initial one-week period, Multhana Building Services and the Community Manager will:

- Review completed works
- Identify remaining areas requiring attention
- Assess overall progress
- Develop a forward works plan if further rectification is required
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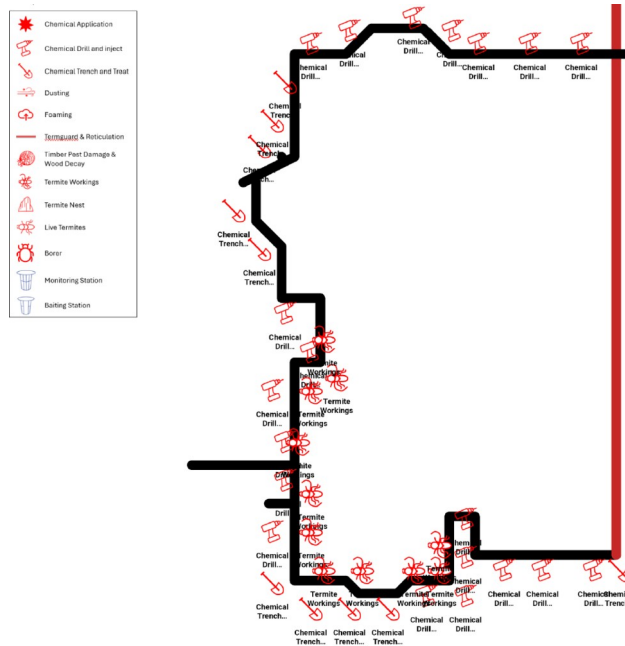
5. Vegetation Between Golf Course and Village

The Golf Course advised on 3 March that clearing works would be undertaken; however, these works have not yet been completed. The Community Manager has requested an urgent meeting with the Course Superintendent.

6. Termite Damage – ILU 20

Building rectification works totalling \$13,000.00 have been completed, as approved at the last meeting.

A full termite treatment has also been carried out by Flick at a cost of \$3,751.00 (incl. GST). The treatment included chemical injections in accordance with the treatment plan.



7. Street Signage Upgrades

Following ongoing difficulties reported by residents and couriers in locating units, all site signage has been reviewed. A quotation has been received from SS Signs for \$2,395.00 + GST for the following upgrades:

Existing Signs – Modifications:

- Crestbrook Place (15–70): Add unit number stickers
- Sea Oaks Drive (71–100): Add unit number stickers (front and back)
- Links Cove (101–125): Add unit number stickers (front and back)

Replacement / New Signs:

- Beach Crescent (126–179): Supply replacement sign (existing missing)
- Yarran Road (186–193): Supply new sign to be affixed to wall
- Crestbrook Place (15–70): Supply new sign on a new pole
- Community Centre: New directional signage
- Beach Crescent (126–179): Supply additional sign on new pole



8. Rusted Posts – Villas 59 and 60

An inspection has been conducted with Higgins Painting. A quotation has been requested to treat corrosion on external metal posts, including balcony structures and driveway balustrades.

This issue is also present in surrounding villas. Once the quotation is received, consideration will be given to whether these works should be incorporated into the painting maintenance programme or addressed earlier to prevent further deterioration.



9. Villas 88 and 89 – Ceiling Water Damage

Water damage has been identified on the garage ceilings of these villas. Action Maintenance has located the source of water ingress and completed roof repairs in April.

Quotations are now required to repair the internal plaster damage.



11. School Boundary – Sea Oak Drive

Residents have reported untidy conditions in the area across the boundary along Sea Oak Drive, which is the responsibility of the School.

The Community Manager has contacted the School and requested that the area be cleared, consistent with previous maintenance efforts.



Kind regards,
Cosimo Ronconi
Community Manager