

**BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB**

**COMMUNITY TITLES SCHEME 31142**

**Minutes of Committee Meeting held on  
Friday, 1<sup>st</sup> May 2026.  
Gracemere Manor,  
21 Gracemere Boulevard,  
Peregian Springs, QLD 4573**

Meeting commenced 9.00 am.

1. Attendance: Chair - Jan Corlett, Cheryl Hodges (Secretary), Tom Shaw (Treasurer), Barbara Tuckfield. Arnold Vandenhurk.  
Cosimo Ronconi, Community Manager, Isabelle Jones, Assistant Community Manager.  
Apologies: Nil. Observer/s: Nil.

2. Confirmation of Minutes of BCC meeting held on 10<sup>th</sup> April, 2026.

Minutes accepted as a true & correct record.

Moved: Arnold Vandenhurk. Seconded: Barbara Tuckfield.

3. Business arising from Minutes :

3.1 Maintenance of vegetation between Golf Course & Village – Cosimo Ronconi.  
Refer to Manager's Report, Item 8.

4. Outward Correspondence:

4.1 Ron Marshall, 13/4/2026 – Regarding area between Villas 2 & 3.

4.2 Pat Bowen, 13/4/2026 – Re: Payment for termite damage within villas.

4.3 Anita Marshall, 16/4/2026 – Re: On going garden issue between villas 2 & 3.

Endorsed: Tom Shaw.

Seconded: Barbara Tuckfield.

5. Inward Correspondence:

5.1 Ron Marshall, 14/4/2026 – Re: Garden and space between Villas 2 & 3.

5.2 Pat Bowen, 14/4/2026 – Re: Correspondence regarding white ants.

5.3 Anita Marshall, 16/4/2026 – Re: Garden & space between villas 2 & 3.

5.4 John Parsons, 18/4/2026 – GST Briefing Paper version 18 April.

5.5 Trevor & Gayle Davis, 23/4/2026 – Re: Villa 166 repair works.

5.6 Ron & Anita Marshall, 24/4/2026 – Re-garden.

5.7 Terry & Desolie Gleeson, 29/4/2026 – Rain damage.

Received: Arnold Vandenhurk.

Seconded: Barbara Tuckfield.

6. Business arising from Correspondence:

6.1 (re 5.1) Noted & filed.

6.2 (re 5.2) Noted & filed.

6.3 (re 5.3) Noted & filed.

6.4 (re 5.4) Noted & filed.

6.5 (re 5.5) Cosimo Ronconi, Community Business Manager, is addressing this issue.

6.6 (re 5.6) Noted & filed.

6.7 (re 5.7) Cosimo Ronconi, Community Business Manager, to address this issue.

Cc: 1) John Parsons, 12/4/2026 – RE: Trial Balances.

2) Denis Murphy, 13/4/2026 – Re: Meeting April 28 Solar.

3) Mary Whitney, PSGC, 14/4/2026 – Re: Vegetation clearing on Golf Course.

4) Cosimo Ronconi, 14/4/2026 – Re: Repair of Side Rock Wall at Villa 96.

5) Cosimo Ronconi, 14/4/2026 to Denis Murphy – Re: Meeting April 28 Solar.

6) Trevor Davis, 20/4/2026 – Fence clean-up request.

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.

See attached Manager's Report.

9. General Business:

Nil.

Date of next meeting: **Friday, 5<sup>th</sup> June, 2026** at **9.00am** in Gracemere Manor.

Close of Meeting: 9.45 a.m.

Chairman: .....

Date: .....

**BODY CORPORATE SINKING FUND - TREASURER'S REPORT  
FOR PERIOD 01/07/25 - 31/03/26**

Total Income	\$162,679	2% down on budget
Maintenance Reserve Fund contributions	\$64,173	
Contribution B.C. Sinking Fund Aveo Way	\$91,900	- 1% below budget
Bank interest	\$ 6,606	- 31% below budget

Total Expenses	\$220,140	2% below budget
Contractor - Pest Control	\$23,625	14% above budget
Admin & communications	\$ 1,172	5% below budget
Repairs & Maint. Expenses	\$195,343	4% below budget
R & M Roof	\$ 4,385	81% below budget
No large roof repairs up to now this financial year.		
Plant & equip.	\$ - 314	121% below budget
R & M Building	\$ 4,176	
R & M Electric	\$ 1,837	83% below budget
R & M Plumbing	\$15,173	43% below budget
R & M Garden & Grounds	\$ 25,231	9% below budget
The annual tree lopping was completed in July 25		
R & M General	\$ 8,534	
R & M antennae	\$ 3,054	no stated budget
Contract Painting Independent living units	\$ 132,465	33% above budget

NOTE as you can see most repairs & maintenance expenses were taken up by just three major expenses, PEST CONTROL, GARDENS & PAINTING.

The Net Deficit for the Third 25- 26 Quarter \$ 57,461 Just 1% below budget.

The Body Corporate Sinking Fund Closing Balance is \$440,732 which is in line with the 25-26 Budget.

The budget on a whole is on target for the 25 - 26 financial year, which should put us in good stead for the coming new 26 - 27 budget.



# Body Corporate Manager's Report

**Date: 1 May 2026**

## 1. Annual Painting Maintenance Programme

### Higgins Painting – Works Update

- Replacement of roof screws on the lower front roof over the entry was completed in April.
- During heavy rain on Friday, 24 April, a water leak occurred in the Manor's front entry. Investigation identified a missing screw in the above roof as the source of water ingress.
- Nicklin Electrical attended on Friday evening to ensure electrical safety.
- Skipper Plumbing attended on Saturday morning, located the missing screw, and completed the repair.
- Higgins Painting has agreed to cover the associated costs and will also arrange repainting of the internal ceiling.

## 2. Storm Damage – 24 November

Damage sustained during the storm includes:

- **Corrugated plastic roof (bin area opposite the Manor):** Action Maintenance is scheduled to complete repairs in May.
- **Garden fencing beside the Manor:** Damaged by a fallen tree; the Golf Course has advised that the Fence has been custom made with date for installation to be advised.
- **External blinds to five units:** U-Blinds has completed replacements, and the invoice has been submitted to the insurer.
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## 3. Vegetation Between Golf Course and Village

- Brian, the Course Superintendent, has contacted Cosimo and apologised for the delay. Works are pending availability of an arborist.

## 4. Garden Rock Walls

Multhana Building Services has completed stabilisation works on the garden rock retaining walls along both sides of Sea Oak Drive, as well as minor rectifications in other streets.

- The work order allowed for five days of labour; however, the works were completed in four days and invoiced accordingly.
- While the rocks are now secure, these are landscaping walls (not cemented structures) and remain subject to ground movement, root systems, and weather conditions.
- Multhana report is pending.

## 5. Street Signage Upgrades

SS Signs has completed the signage upgrades. These improvements significantly assist visitors and couriers in locating units.



## 6. Rusted Posts – Villas 59 and 60

An inspection was conducted with Higgins Painting.

- A quotation has been requested to treat corrosion on external metal posts, including balcony structures and driveway balustrades.
- Similar issues have been identified in surrounding villas.
- Once the quotation is received, consideration will be given to whether these works should be included in the painting maintenance programme or prioritised earlier to prevent further deterioration.

## 7. Villas 88 and 89 – Garage Ceiling Water Damage

Action Maintenance has completed the roof repairs and JJ & Co has scheduled the internal repairs and repainting.

## 8. School Boundary – Sea Oak Drive

- The Assistant Community Manager has followed up and contacted the School again and requested that the area be cleared, in line with previous maintenance efforts.

## 9. Reported Rain Damage – ILU79

This matter is currently under investigation.

## **10. Results of Motion for Solar System proposal 28 April 26 – Manor Roof**

Votes in favour: **120**

Votes against: **19**

**Outcome:** *Carried*

**Kind regards,**  
Cosimo Ronconi  
Community Manager

## Resident Consulting Group (RCG) of the Discretionary Aggregate Deductible Fund (DADF) – 21 April 2026 Meeting

### Introduction

This is the report by Richard Fullford to the Body Corporate and Residents' Association Committees of the RCG Meeting held on 21 April 2026

For those unfamiliar with the DADF and the RCG please see the Background I've included at the end of this report.

### Meeting Report

The latest meeting of the RCG was held on 21 April and the main points are:

- a. The 2024/25 DADF has now closed and is being audited. No audit issues are anticipated and a surplus of around \$360K should roll over to the 2026/27 DADF. The rollover skips a year, because this year's fund is established before the previous year is finalised.
- b. At 31 March the 2025/26 DADF (i.e. with 2 months of the "insurance year" to go) has now been exhausted as predicted in my last report. Unclosed claims are now dropping through to the insurer. There were four significant events that have consumed nearly 70% of the fund:
  - (1) Storm damage at multiple villages on 26 October
  - (2) Storm damage at multiple villages including Peregian Springs on 24 November
  - (3) Storm damage at multiple villages on Christmas Day
  - (4) A burst pipe in the ceiling of an apartment in a high-rise complex.

Unfortunately the fund's exhaustion means that it will have to be fully re-established for 2027/28.

- c. Recent claims activity will impact the premium for next year. However, Aveo is still a very attractive risk to the market, and our insurers are still keen to support us. In reality it is still a "soft" market.
- d. The risk calculation for each village remains as it has been in previous years. The risk calculation considers claims history, declared values, exposure to hazards and other factors such as risk management, assets and number of units at a village.

### Claims History

Peregian Springs Country Club has not made many claims but we have made a \$21,000 claim as a result of the 24 November 2025 storm. This constitutes a minuscule 0.2% of the total claim for that event. Our low claims history helps us when the individual risk calculations for each village are made, but a single large storm or fire event could easily change this.

To provide an indication of what category of claims are consuming the fund, the table below shows the percentage of the DADF by Category across all villages for all years:

Category	%	Remarks
Storm Damage	50%	Falling trees, wind, hail, storm water. The percentage is understandable with Cyclone Alfred and last year's storms.
Burst Pipe	22%	You can see why the flexible pipes are part of our maintenance inspections.
Fire	10%	eCart and eWheelchair charging and BBQ fires.
Water Damage	10%	Internal plumbing problems - taps left on, leaking toilets.
Impact	5%	Cars and trucks impacting garages, fences & gates.

<b>Category</b>	<b>%</b>	<b>Remarks</b>
Blocked Drains	3%	Sewer and storm water drains.
Accidental Damage	0%	Smaller claim from contractor damaging fire sprinkler.
Electrical Damage	0%	Smaller claim from lightning strike.

Please contact me at richard@fullford.au (preferred) or 0412 447 236 if you want further information about this report or the DADF in general.

## **Background**

### **The Discretionary Aggregate Deductible Fund (DADF)**

The Aveo DADF was established in 2023 to keep insurance for participating Aveo villages affordable.

The DADF works by establishing an annual fund (currently \$1.5M) with a trust deed. The fund pays out against "smaller" claims (currently up to \$350K per event). Larger claims go through to the insurer and all claims if the fund is exhausted. There is a \$10K excess per insurance event except for a "named cyclone" event where it is \$50K. A claim against the fund from multiple villages can mean that each is only liable for a portion of the excess, where the damage is the result of the same event. For example, damage from the storms in November 2025. The fund covers from 1 Jun to 31 May the next year. This approach was adopted because without some action "our" (i.e. Aveo) retirement villages might become uninsurable.

### **The Resident Consulting Group (RCG)**

The RCG was established to offer counsel to the DADF Management Committee with 12 resident members. Interested residents with requisite experience nominated for the role. Not all Aveo villages are represented but our village is.

The RCG:

- a. represents the collective concerns and interests of the residents in decisions related to the Fund
- b. helps identify and analyse risks that could potentially impact the fund or its stakeholders, and to suggest mitigative measures
- c. serves as the conduit for information flow between residents and the Management Committee, ensuring that residents are well-informed and their concerns are adequately addressed
- d. offers feedback and suggestions related to the fund's operation and effectiveness, which will then be reviewed and acted upon by the Management Committee.