

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

***Minutes of Committee Meeting held on
Friday, 5th June, 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), Arnold Vandenhurk.

Isabelle Jones, Assistant Community Manager. Andy Atkinson, Maintenance.

Apologies: Cosimo Ronconi, Community Business Manager. Barbara Tuckfield.

Observer/s: Nil.

2. Confirmation of Minutes of BCC meeting held on 1st May, 2026.

Minutes accepted as a true & correct record.

Moved: Tom Shaw. Seconded: Arnold Vandenhurk.

3. Business arising from Minutes :

3.1 Garden Rock Walls – final report. Cosimo Ronconi. Defer to Item 8.

3.2 Rusted Posts – villas 59 & 60. Cosimo Ronconi. Defer to Item 8.

3.3 School Boundary – Sea Oak Drive. Cosimo Ronconi. Defer to Item 8.

3.4 Reported Rain Damage – ILU 79. Cosimo Ronconi. Defer to Item 8.

4. Outward Correspondence:

4.1 Trevor & Gayle Davis, 2/5/2026 – Re: Villa 166 repair works.

4.2 Terry & Desolie Gleeson, 2/5/2026 – Re: Rain damage.

Endorsed: Arnold Vandenhurk.

Seconded: Tom Shaw.

5. Inward Correspondence:

Nil.

Cc: Denis Murphy, 4/5/2026 – Re: Various.

6. Business arising from Correspondence:

Nil.

7. Treasurer's Report: Tom Shaw. FOR PERIOD 01/07/25 - 30/04/26

INCOME

The Actual Income Including Interest for Period 01/07/25- 30/04/26

\$167,116 - \$17,115 below the Budget.

EXPENSES:

Total Repairs, Maintenance & Admin Expenses
for Period 01/07/25 - 30/04/26

\$232,395

Four Term Deposits \$50,000

\$200,000

One Term Deposit

\$ 58,353

ANZ Main Operating A/C

\$130,016

TOTAL CASH

\$388,369

TOTAL ACCOUNTS RECEIVABLE

\$ 31,453

TOTAL ASSETS

\$ 419,822

TOTAL CREDITORS & BORROWINGS

\$ 10,141

TOTAL ACCRUALS & PROVISIONS

\$ 12,263

TOTAL LIABILITIES

\$ 22,405

TOTAL ASSETS

\$442,227 (\$525,605)

Repairs for April 2026

Plumbing

\$ 1,320

Electricity

\$ 3,699

Roof

\$ 1,029

Building

\$ 1,034

TV Antennae

\$ 859

Pest Control

\$ 4,328

Gardens

\$ 592

TOTAL

\$12,841

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:

9.1 Date of 2026 AGM – Cheryl Hodges.

Agreed date for 2026 Body Corporate AGM - Friday, 25th September, 2026 at 10.00 am
in Gracemere Manor.

Date of next meeting: **Friday, 3rd July, 2026** at **9.00am** in Gracemere Manor.

Close of Meeting: 9.25 a.m.

Chairman:

Date:

Body Corporate Manager's Report

Date: 05 June 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 front entry.
- Higgins Painting covered the associated costs, including electrician and plumber call-outs, and completed repainting of the internally damaged ceiling.

2. Storm Damage – 24 November

Damage sustained during the storm includes:

- **Corrugated plastic roof (bin area opposite the Manor):** Action Maintenance has completed the works and the invoice has been submitted to the insurer.
- **Garden fencing beside the Manor:** Damaged by a fallen tree. The Golf Course has advised that the fence has been custom made, with installation date to be confirmed.
- **External blinds to five units:** U-Blinds has completed the replacements and the invoice has been submitted to the insurer.
- **Manor roof skylights:** Following a roof leak in SA, Luke from Action Maintenance identified cracked skylights as the cause of the leak. A total of 46 damaged skylights were identified as a result of the November hail storm. Action Maintenance submitted a quotation of \$24,794 for replacement of all skylights, which has now been included in the insurance claim.

3. Vegetation Between Golf Course and Village

- Brian, the Course Superintendent, contacted Cosimo and apologised for the delay. Works remain pending subject to arborist availability.

4. Garden Rock Walls

Multhana Building Services has completed stabilisation works on the garden rock retaining walls along both sides of Sea Oak Drive, together with minor rectification works 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's final report is pending.

5. Rusted Posts – Villas 59 and 60

- An inspection was conducted with Higgins Painting.
- Higgins will provide a quotation to complete these works as part of the annual maintenance programme scheduled to commence in September this year.

6. Villas 88 and 87 – Garage Ceiling Water Damage

- Action Maintenance has completed the roof repairs.
- JJ & Co has scheduled the internal repairs and repainting works. Work scheduled for 5 June 2026

7. School Boundary – Sea Oak Drive

- The Assistant Community Manager has followed up with the School and again requested that the area be cleared, in line with previous maintenance efforts. Another follow up email was sent to the school. We believe that the two contacts we were communicating with previously have left the school. Awaiting to hear back from new contact person.

8. Reported Rain Damage – ILU79

- This matter has now been rectified.

9. Slip Treatment of Tiled Areas Outside the Manor

(Bowling Green side and garden patios)

- Works was completed on 3 June 2026 and were carried out by ACQ.
- The cost, approximately \$9,000, will be covered by Aveo.

10. Installation of New Roof Access System to the Manor

- Works will commence on 8 July and will be carried out by Height Dynamics.
- The cost, approximately \$24,000, will be covered by Aveo.

11. Waste Disposal and Recycling

- The bins were professionally cleaned and disinfected in May, and liner bags have been fitted to the general waste bins to assist in maintaining cleanliness and hygiene.
- A resident information session was conducted by a Council Officer in May regarding correct waste disposal and recycling practices. Although attendance was low, residents who attended found the session useful and informative.
- Council recycling stickers have now been installed on all bins to assist residents with accurate waste sorting and recycling practices. Residents are reminded that only items listed on the Council stickers can be recycled.
- Residents are also encouraged to:
 - Flatten cardboard boxes before disposal;
 - Ensure all food waste is securely bagged; and
 - Ensure any hygiene or human waste products are thoroughly sealed before disposal.

Council waste and recycling brochures are available from Reception for residents wishing to obtain further information.

Cosimo Ronconi

Community Manager

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