

BODY CORPORATE FOR AVEO PEREGIAN SPRINGS COUNTRY CLUB

COMMUNITY TITLES SCHEME 31142

***Minutes of Committee Meeting held on
Friday, 3rd July, 2026.***

***Gracemere Manor,
21 Gracemere Boulevard,
Peregian Springs, QLD 4573***

Meeting commenced 9.05 am.

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

Cosimo Ronconi, Community Business Manager.

Apologies: Andy Atkinson, Maintenance.

Observer/s: Nil.

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

Job completed, final report pending – now off the Agenda.

- 3.2 School Boundary – Sea Oak Drive. Cosimo Ronconi. Defer to Manager's Report.

- 3.3 Garden fencing beside the Manor. Defer to Manager's Report.

4. Outward Correspondence:

Nil.

5. Inward Correspondence:

- 5.1 Cheryl Ford, 14/6/2026 – Re: Weeds & vines over back fence – from St Andrews School.

- 5.2 Harriet Rutherford, 24/6/2026 – Re: Damp & Mould issue in back room.

- 5.3 Mari Guild, 30/6/2026 – Water drainage at side of villa.

Cc. Richard Fullford, 9/6/2026 – Re: Body Corporate Meeting/5 June 2026/Minutes

Received: Barbara Tuckfield.

Seconded: Tom Shaw.

6. Business arising from Correspondence:

- 6.1 (re5.1) Refer Manager's Report, Item 6 – also to include Cheryl Ford's issue.

- 6.2 (re 5.2) Cosimo Ronconi to address this issue.

- 6.3 (re 5.3) Cosimo Ronconi will organise plumber to investigate issue.

7. Treasurer's Report: Tom Shaw.

FOR PERIOD - 01/07/25 - 30/05/26

INCOME

The Actual Income including Interest for Period 01/07/25 -30/05/26

\$172,887 - \$30,582 below the Budget

EXPENSES

Total Repairs, Maintenance & Admin Expenses \$257,291
for Period 01/07/25 - 30/05/26

Four Term Deposits \$50,000	\$200,000
One Term Deposit	\$ 58,353
ANZ main Operating A/C	\$115,632

TOTAL CASH	\$373,985
TOTAL ACCOUNTS RECEIVABLE	\$ 50,108
TOTAL ASSETS	\$424,094
TOTAL CREDITORS & BORROWINGS	\$ 2,212
TOTAL ACCRUALS & PROVISIONS	\$ 12,263
TOTAL ASSETS	\$438,568 (\$525,605)

Repairs for May 2026

Plumbing	\$ 298
Roof	\$ 6,531
Building	\$15,081
Pest Control	\$ 750
Roads	\$ 2,235
TOTAL	\$24,895

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 Re: Nominations for 2026/2027 BC Committee positions.

One Nomination received – Chairman: Jan Corlett.

Nominations for the following positions will be called from the floor at the AGM on Friday, 25th September, 2026 at 10.00am –

Secretary, Treasurer, four Ordinary Committee Members.

All Lot Owners are eligible for election to the Body Corporate Committee.

9.2 Up-date on the FAP, BCC Finance Representatives meeting – Jan Corlett.

On Monday, 29th June, Tom and I participated in the Budget meeting with Gabrielle Sheehan, Jeffrey Perera and the FAP to discuss and finalise the Y26/27 Budget for Peregian Springs.

Unfortunately there was a stumbling block, so Chair John Parsons convened another meeting on Thursday of the FAP, together with Tom and myself, to formalise our position and thus notify Head Office.

9.3 Flick Service – Cheryl Hodges.

Cheryl questioned the level of service and the increased cost of the service this year! Flick has another year of their contract to run whilst The Living Company's Procurement Department tenders nationwide for new contracts.

Date of next meeting: **Friday, 7th August, 2026** at **9.00am** in Gracemere Manor.

Close of Meeting: 9.53 a.m.

Chairman:

Date:

Peregrin Springs Country Club

Body Corporate Manager's Report

Date: 7 July 2026

1. Annual Painting Maintenance Programme

Higgins Painting – Annual Maintenance

- Higgins Painting has advised that the next annual maintenance programme is planned to commence in **October 2026**. Exact dates are yet to be confirmed.

2. Storm Damage – 24 November

The following insurance-related storm damage repairs are progressing:

- **Corrugated plastic roof (bin enclosure opposite the Manor):** Action Maintenance has completed the replacement works. The invoice has been submitted to the insurer.
- **Garden fence adjacent to the Manor:** The fence was damaged by a fallen tree. The Golf Course has advised that the replacement fence has been custom manufactured, with the installation date to be confirmed.
- **External blinds to five villas:** U-Blinds has completed the replacement works. The invoice has been submitted to the insurer.
- **Manor roof skylights:** A total of **46 skylights** were damaged during the November hailstorm. Action Maintenance submitted a quotation of **\$24,794** and has now completed the replacement works. This item has been included in the insurance claim.

3. Vegetation Between the Golf Course and the Village

- The Golf Course has completed extensive tree pruning and vegetation clearing along the boundary fence from the swimming pool to the end of the village.

4. Rusted Fence Posts – Villas 59 and 60

- An inspection was undertaken with Higgins Painting.
- Higgins will provide a quotation to repair and repaint the affected fence posts as part of the annual maintenance programme scheduled for October 2026.

5. Villas 87 and 88 – Garage Ceiling Water Damage

- Action Maintenance has completed the roof repairs.
- JJ & Co has completed the internal repainting works.
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6. School Boundary – Sea Oak Drive

- The Community Manager is arranging a meeting with the school's new Facilities Manager to discuss matters relating to the shared boundary and ongoing maintenance.

7. Sewer Line Works – Outside Villa 20

Platinum Plumbing (formerly Skipper Plumbing) investigated a sewer blockage outside Villa 20 and identified that the existing sewer line had been crushed by other underground service services.

Emergency rectification works were completed to restore the sewer service, and an invoice of **\$5,350.00 + GST** has been issued, together with supporting photographs.

Following further investigation, Platinum Plumbing has recommended permanently redirecting the sewer line servicing Villa 20 and reconnecting it to the adjacent existing sewer infrastructure. The quotation for these works is **\$8,030.00 + GST**.

The proposed works involve specialist excavation, underground service location, CCTV inspections, high-pressure jet rodding, installation of the new sewer connection, and full backfilling and reinstatement of the excavation area upon completion.

Thank you

Kind regards

Cosimo Ronconi

Community Manager

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