

SUNRISE AT 1770 CTS 32536 Committee Meeting minutes

Date Saturday, 20 March 2021
Time 09:00 AM
Location The Compound, Springs Road, Agnes Water, QLD, 4677

Attendance

Name	Position
Mr Peter Kemp	Chairperson
Mr David Allen	Secretary
Mr John McCartney	Treasurer
Mr Gary Pritchard	Ordinary Member
Mr Mark Simpson	Ordinary Member
Mrs Julie Bealing	Ordinary Member
Mrs Robyn Hauser	Ordinary Member
Mr Michael Lane	Caretaker
Mr Andrew Staehr	Archers The Strata Professionals

Also in attendance

Mr Doug & Kerri McDonald	Owners Lot 75
Mr Tony Clairs	Co-Owner Lot 27
Mr Jaiben Baker	Co-Owner Lot 22
Mr Tim & Dianne Crockford	Owners Lot 77
Mr David Bealing	Co-Owner Lot 81

Chairperson Mr Peter Kemp

1. Minutes of previous Committee Meeting held 28th November 2020

RESOLVED that the minutes of the previous Committee Meeting held 28th November 2020 be adopted as a true record of that meeting.

7 Yes **0 No** **0 Abstain**
Motion CARRIED.

2. Business arising

2.1 Bush Heritage Australia (BHA) Update

Mr Allen advised that a meeting had been held in early March 2021 and BHA confirmed they will have a draft proposal to the BC for the land swap at the end of March.

Mr Allen also noted that a reduction of fees has also been agreed to of 50% where the body corporate would be solely responsible for their own property.

2.2 Sewerage & Water Treatment Plant Update

Mr Kemp noted that the automation upgrade has been completed. Mr Lane confirmed it is working well and a lot of work can now be done remotely. Also, the body corporate has better access to data about how the water is being used.

Tanks have been purchased for extra storage and they will be installed within the next fortnight (weather permitting).

Mr Kemp noted that the committee is also considering relocating a bit of plant to between 2 of the sheds by potentially installing a concrete slab and roof.

Mr Kemp also noted that the body corporate was getting a sludge pump out truck in after Easter and the meeting encouraged owners to have theirs done at the same time. Mr Kemp advised that owners would be advised of costs if they wanted their lots done.

A lot of the pumps around the property have also been upgraded recently to prevent further issue

3. Caretaker's report

A copy of the Caretakers Report was tabled and is attached below.

RESOLVED to accept Resident Managers Report as read.

7 Yes 0 No 0 Abstain
Motion CARRIED.

4. Correspondence

A list of correspondence was tabled.

Mr Allen read out a summary of the Inward & Outward correspondence

RESOLVED to accept correspondence as read.

7 Yes 0 No 0 Abstain
Motion CARRIED.

5. Statement of Accounts

5.1 Statement of accounts for the 9-month period ending 28th February 2021

The Financial Statements for the period ended 28th February 2020 were tabled.

Mr McCartney addressed the meeting regarding the financial statements

RESOLVED to accept Financial Statements as tabled.

7 Yes 0 No 0 Abstain
Motion CARRIED.

5.2 Levy arrears

The aged balance list was tabled and the following lots noted as in arrears:

- Lot 10 - \$12,242.57 – Mr Staehr explained that the next step on this matter was to apply to be able to forcibly sell the lot should the debt continue to remain outstanding. The meeting agreed to proceed with forced sale but asked Mr Staehr to try again to contact the Lot Owner to have them pay the debt. Mr Allen advised that he was against this motion

6 Yes 1 No 0 Abstain

Motion CARRIED

- Lot 12 & 156 - \$3,366.42 each lot
- Lot 33 - \$3,366.42
- Lots 123, 124, 126 & 166 - \$10,025.02 each lot. The meeting noted that these lots were in the process of being sold.

6. Compliance

6.1 Annual workplace health & safety audit

Mr Staehr noted that the last report was completed in 2019 and recommended that it should be done again. The meeting agreed to proceed with the quotation from SCS at \$1,981.00 inc GST

7 Yes 0 No 0 Abstain

Motion CARRIED.

6.2 Sinking fund forecast

Will be completed prior to the end of May 2021.

7. General business

7.1 Concrete cancer at China Beach Pool - 2 quotes coming

Mr Allen tabled a quotation from Boss Building Maintenance to repair the concrete cancer at a cost of approximately \$12,000.00. Mr Kemp declared his conflict of interest with the matter as he was a shareholder in Boss Building Maintenance. Mr Allen & Mrs Bealing were obtaining additional quotations.

The meeting noted that there were also issues starting to appear at the Springs Club.

7.2 Council ranger request to back fill dam re feral fish issue

The meeting noted that the council believe there is Tilapia in the dam and would like the body corporate to fill in the dam. The meeting noted that they had complied with the council's previous request to fence the dam. Mr McCartney noted that the fish were also in the Council dam as well and wanted to know whether they were filling them in? Mr McCartney considered that dams were there to allow water into the aquafer thus being available through the bore system and that they body corporate shouldn't be filling it in. The meeting noted that there has been no official correspondence received and the committee will respond to such a letter is received.

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.3 Gate Code - Can they be set up from the manager's phone?

Michael confirmed they couldn't be and needed to be done at the keypad

7.4 Three fire truck filling station almost completed

All completed

8. Ratification of previous committee decisions - 13.2.21 meeting

8.1 Sewerage Treatment Plant

Automation of three pumps including levelling sensors, pressure sensors, water meters (as above), computer and display equipment to Pumps 1, 2 & 3 Budget costs \$55,000 + GST.

Replace the obsolete High Sonic Disintegrator and replace with an Ozone to disinfect recycled water before filtering. Budget 35-38K + GST.

7 Yes 0 No 0 Abstain
Motion CARRIED.

8.2 Return Recycle Water/Top up system

Top up Water System (WTP). Remove the disinfectant system from the start of the treatment chain and replace with the disinfectant system on the storage tanks - Ben agreed (as below) that the Standard Chlorine system would be a good option as it does have disinfectant residual. Cost approximately \$12 000.

The body corporate should definitely advise all of owners that they should install their own disinfectant system similar to WT_ Aquashield Centurion as attached. We need this to be part of the DRP process.

Approval of the 2 x 47Kl water storage tanks at \$10,812 + GST for top up water.

Confirmation that the existing 2 x Fire Tanks are 150Kl and 1 x 150 top up water. Recommendation to fix leaks and dislodge and reseal. Approved by committee

7 Yes 0 No 0 Abstain
Motion CARRIED.

9. Design Review Panel Update

Mr Pritchard noted the DRP have been busy with many Sunrise properties changing hands in recent months. The renewed interest in Sunrise, and Agnes Water, has put the local builders under pressure, with most quoting 12 months or more as commencement dates for construction.

- Houses nearing completion - Lots 2, 13, 36, 129
- Final Plans approved - Lots 108, 42, 128,
- Concept Plans approved - Lots 22, 164
- Plans pending for – Lots 98, 122, 63, 150
- Plans being re-assessed - Lot 136

The DRP have noted that Lot owners intending to build are coming under increased pressure from certifiers regarding their BAL rating. Recent fires, ongoing drought conditions and a heavy fuel load within the estate have led a dramatic shift in BAL assessment.

The DRP recommend a renewed focus on our Fire Management Plan as a matter of urgency and that funds be allocated to support this activity. We also recommend a review of the CMS where it is in direct conflict with today's fire safe guidelines.

10. Solar & Communications Sub-Committee Update

Mr Simpson advised that detailed quotes were obtained last year for solar power systems for the two beach clubs, and the compound. Although additional requests for quote were sent to other suppliers who had previously shown interest, so far nothing has been received.

However, a request to a different firm, sent last week, has shown interest. When a detailed quote is received the committee will be informed.

The committee's intention is to proceed with solar systems this Financial Year for the two beach clubs, and then a system for the compound next FY.

Regarding communications, existing property owners are using a combination of ADSL, Fixed Wireless NBN, Satellite NBN or 4G mobile for their internet, depending on their location within the estate and line of sight to various towers. There is no fibre optic run to the estate - this only exists for the town centre.

New lot owners should be aware that there are only Telstra and Optus mobile services in Sunrise (no Vodafone).

Free to air TV is available, again depending on location (ridge top and bush blocks have best line of sight).

All lot owners are reminded that information is uploaded to the Estate's web site, sunrise1770.com.au under the Owners Login option.

11. Use of facilities

The meeting discussed the use of facilities and noted that all have caught unauthorised people using the facilities. The meeting discussed the option of engaging a security person to help monitor the use of the facilities.

Mr Lane suggested that another staff member could be engaged during the busy periods which would help with monitoring the use of facilities as well as could assist with the maintenance of the facilities. Mr Bealing considered that a more low-key approach using an additional person on Mr Lane's team is appropriate. The meeting agreed that Mr Lane could engage an additional person during the Easter School Holidays for 4 hours per day.

7 Yes 0 No 0 Abstain

Motion CARRIED

The meeting agreed to purchase 3 defibrillators at a cost of up to \$2500 each at each of the clubs and one in Mr Lane's vehicle.

7 Yes 0 No 0 Abstain

Motion CARRIED

12. Grounds Sub-Committee Update

Mr Pritchard noted that the Grounds Committee continue to meet monthly with Mr Lane to address issues related to maintaining the Sunrise estate.

At the February meeting a range of topics were discussed, among them:

- Fire management, vegetation clearing and possibility of replacing our ageing mower with a more capable Razorback 4x4 mower at an approximate cost of \$20,000. The meeting noted that previous discussions had indicated that the purchase of a Polaris vehicle to access areas of the estate. The meeting noted that further discussions were required about the type of vehicle that would best suit.
- Maintenance – Beach path replacement board progress. Pool deck joist replacement and concrete cancer repairs were discussed at length.
- New flow meters and associated monitoring systems have been installed as part of the upgrade to the Water Treatment Plant.
- Various pumps over the estate that return sewerage to the compound have been repaired or upgraded.

It is noted that during the past year, as more and more guests enjoy our facilities. Mr Lane and his team are spending an increasing amount of time cleaning. The extra holiday makers combined with COVID regulations is constantly stretching our resources as cleaning, minor repairs and estate presentation dominate their activities.

The committee have recently completed a Scope of Works for Sunrise at 1770 along with a complete costing of our activities. This will become an important tool in the future for utilising resources and addressing priorities.

14. Motion from Keith Michel re WWTP Report

Mr Allen tabled the following motion from Mr Keith Michel

Dear Sir, I wish to put forward a motion to be voted on at the upcoming committee meeting to be held on 20.03.21. Please confirm or otherwise that the motion has been accepted.

Motions as follows:

That the findings and recommendations of the "Audit Report" relating to the Sunrise at 1770 Waste Water Treatment Plant and as mentioned in sections 2.3 and 7.5 of the committee minutes of meeting held 28.11.20 are not confidential, nor are they proprietary information.

That Sunrise Owners are entitled to access the findings and recommendations of the above mentioned report for perusal of same.

That the complete findings and recommendations of the above report be published in the minutes resulting from committee meeting on 20.03.21 as a matter of record.

That the report as mentioned be held under strata management records as a matter of Body Corporate process with reference to any sections containing propriety information, such information inaccessible to an Owner until the nominated timeframe for any confidentiality clause between the Contractor and members of the Committee has expired.

Regards,

Keith Michel
Owner Lots 9, 20. CTS 32536.

Mr Kemp noted that prior to the report being provided the contractor required a confidentiality agreement to be entered into with the members of the WWTP Sub-Committee and he would not be breaking that agreement. Mr Kemp suggested that a request be made to the contractor for the body corporate to circulate the report. The meeting also agreed that they would ask the contractor whether he is prepared to add people to the confidentiality agreement.

The meeting resolved that the motions put forward by Mr Michel are not approved.

7 Yes **0 No** **0 Abstain**
Motion CARRIED.

15. Confirmation of Sub-Committees

The meeting confirmed the existence of the following sub-committee's and members:

CMS & By-Laws Sub-Committee

- Mr Peter Kemp
- Mr Mark Simpson
- Mrs Robyn Hauser
- Mr Ron Holden

Bush Heritage Australia & Council

- Mrs Julie Bealing
- Mr Peter Kemp
- Mr David Allen
- Mr Ron Holden

Owner Communication

- Mrs Robyn Hauser
- Mr David Allen

Design Review Panel

- Mr Gary Pritchard
- Mr Michael Lain
- Mr Mark Hulst

Finance & Future

- Mrs Robyn Hauser
- Mr John McCartney
- Mrs Julie Bealing
- Mr Peter Kemp

Grounds & WHS

- Mrs Robyn Hauser
- Mr Gary Pritchard
- Mr Mark Simpson
- Mr Michael Lane

Services

- Mr John McCartney
- Mr Peter Kemp
- Mr Mark Simpson
- Mr Rocky Hauser

7 Yes 0 No 0 Abstain
Motion CARRIED.

The chairperson declared the meeting closed at 11.15 AM.

Secretary PO Box 1191
Mooloolaba
QLD 4557
