

Mr M & Mrs R Hauser
92/552 Springs Road
AGNES WATER QLD 4677

Committee Meeting Minutes

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SUNRISE AT 1770 CTS 32536

Committee Meeting minutes

Date Saturday, 28 November 2020
Time 09:00 AM
Location The Compound, 551 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
Mrs Robyn Hauser	Ordinary Member
Mrs Julie Bealing	Ordinary Member
Mr Mark Simpson	Ordinary Member (via teleconference)
Mr Michael Lane	Caretaker
Mr Andrew Staehr	Archers The Strata Professionals

Also in attendance

Mr Tim & Mrs Dianne Crockford Owners Lot 77
 Mr Trevor & Mrs Melody Schultz Owners Lot 100

Chairperson Mr Peter Kemp

1. Minutes

1.1. Minutes of previous meeting held 11th July 2020

RESOLVED that the minutes of the previous Committee Meeting held 11th July 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 Update

Mr Kemp noted that the BC hasn't heard back from BHA so no further action at this stage.

2.2. CMS Update

Mr Staehr advised that the New CMS was requisitioned due to a missing Lot number and issues with the Services Location Diagram. Mr Staehr confirmed that he was rectifying and would send back to the lawyers to resubmit.

2.3. Sewerage & Water Treatment Plant Update

Mr Kemp noted that an audit was done which proposed a budget for an upgrade. He advised that they have sought feedback from the current contractor and the services committee will review in early 2021.

The meeting confirmed that the current contractor, Arris will continue to stay on at the current rates on a month-by-month contract.

Mr McCartney noted that upgrades will be required, and the committee will review its options to put to owners.

3. Caretaker's report

3.1. Caretaker's report

Mr Lane spoke to the following items:

- Car wash switch is in and in process of getting 50 keys cut. Keys will be logged to monitor who they are given to. Meeting agreed that keys will not be charged for but there will only be one key per house provided. Only on car wash, not on vacuum.
- Rechenbergs coming to service cameras
- Contractor coming to investigate a new bore at front of compound shortly
- New keypad at the north front entry gate is in process of being fitted
- Water usage over Xmas - The meeting noted that there is a lot of people overwatering and using a lot of water. Sprinklers are banned within the estate as per conditions of the CMS. Mainly issues on weekend when owners are present. Mr Lane has confirmed he has spoken with owners and has tried to educate on best way to use their water. Mr Allen offered to draft a letter to go out to all owners regarding water usage. Mr Kemp asked that owners are reminded that there is only one bore left and owners needed to be made aware of limited water supply and the need to be responsible.
- Change of media in SWTP - Mr McCartney noted that it was proposed to be completed prior to Xmas but hadn't been done. He advised that a vacuum truck was going to be in attendance and to remind owners that may want to do their tanks at same time and to contact Mr Lane to coordinate.
- Pump House Quotes – Mr Kemp tabled two quotations to carry out replacement of pumps at a total cost of approximately \$19,000.00 + GST. The meeting agreed to approve up to \$19,000.00 + GST to replace.

7 Yes 0 No 0 Abstain

Motion CARRIED.

RESOLVED to accept Resident Managers Report as read.

7 Yes 0 No 0 Abstain

Motion CARRIED.

4. Correspondence

4.1. Correspondence

A list of correspondence was tabled.

Mr Allen outlined some of the correspondence he has received and provided the meeting with a summary:

- Julie McCartney
- Andrew & Marian Drew
- Michael Cowie

He also noted that there have been recent issues with unauthorised people coming into the estate. The meeting discussed a couple of issues which had occurred. The meeting noted that a process needed to be put in place with outside agents to advise Mr Lane of all people renting within the estate. Discussed issues that occur with AirBNB and agreed that a letter would need to go out to all owners as well so that the body corporate is aware of who is in the estate at all times.

Mr Simpson asked whether there was enough lighting at gates to identify number plates. Mr Lane confirmed they are infrared so work during the night.

RESOLVED to accept correspondence as read.

7 Yes 0 No 0 Abstain

Motion CARRIED.

5. Statement of Accounts

5.1. Statement of accounts

The Financial Statements for the period ended 31st October 2020 were tabled.

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:

- Lots 90, 123, 124, 126 & 166 – The meeting noted that Lot 90 was in the process of being sold. The meeting noted that they had deferred on taking any collection action against the owner of these lots but resolved that if the debts on Lots 123, 124, 126 & 166 aren't paid within 14 days of settlement of Lot 90 then debt collection action via HWL Ebsworth Lawyers will commence.

7 Yes 0 No 0 Abstain

Motion CARRIED.

- Lot 168 – The meeting resolved to commence debt collection action via HWL Ebsworth Lawyers immediately.

7 Yes 0 No 0 Abstain

Motion CARRIED.

- Lot 169 - Owner has been made bankrupt and information has been sent to Worrells on the Sunshine Coast who are handling the bankruptcy

6. General business

6.1. Design Review Panel Update

Concept Design Applications received since AGM		Final Design Applications	Construction started
Lot 164	Approved 17/9/20	Approved 25/11/20	No
Lot 13	Approved 7/10/20	Approved 21/10/20	No
Lot 22	Approved 15/10/20	Not received	
Lot 108	Approved 29/10/20	Not received	
Lot 128	Approved 13/11/20	Not received	
Lot 136	Received 18/11/20	Not received	

Additions/Extensions

Lot 51 Front Deck addition approved 17/09/20 Not started

Under construction

Lot 2

Lot 36

Lot 129

Lot 105 does not have Final Body Corporate Approval

6.2. Solar & Communications Sub-Committee Update

Mr Simpson advised that he is still waiting for additional quotes for solar for the 2 pool areas.

7. Ratification of Previous Committee Decisions

7.1. Approval of Awning over the generator in the compound - \$3,575.00

The meeting resolved to approve this expenditure

7 Yes 0 No 0 Abstain

Motion CARRIED.

7.2. Potable Water Service charge of \$300.00 and Tank top up of 3,000 litres maximum

Mr Allen noted that an owner had written to advise that he considers the \$300 cost for potable water is excessive.

Mrs Bealing and Mr Allen advised they would draft a letter to the owner.

Mr Allen suggested providing owners with two top ups per year without cost and start charging from 3rd top up. The meeting considered that this wasn't appropriate but would continue to consider what was appropriate and defer the matter to the next meeting.

7.3. China Beach pool Solar System - \$20,000.00

Mr Simpson still waiting on 2nd quote and will be present to the committee. The meeting resolved to ratify maximum expenditure of \$20,000.00 on this work.

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.4. Springs Club pool solar system - \$30,000.00

Mr Simpson still waiting on 2nd quote and will be present to the committee. The meeting resolved to ratify maximum expenditure of \$30,000.00 on this work.

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.5. Audit of Water Treatment Equipment by Remote Water Treatment Services - \$4,400.00

The meeting resolved to ratify this expenditure at a total cost of \$4,400.00

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.6. Increase of Grey Water charge to \$4.00 per kilolitre

The meeting resolved that it would be increased following the December 2020 invoice.

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.7. Protocol for approval of minutes

The meeting confirmed that the draft minutes would be sent to Mr Allen initially who would then circulate to the rest of the committee for their comments and would provide Mr Staehr with a final version for circulation to owners.

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.8. Entry gate lights

Currently the lights at the front gate are going off at 8.30pm and the meeting asked if they could be kept on until midnight. The meeting agreed to amend the lighting circuit for the front gates.

Meeting also agreed to change the street lights to come on at 6.30pm.

7 Yes 0 No 0 Abstain
Motion CARRIED.

7.9. Entry gate lights

New Owner packs

The meeting asked Mr Staehr that where new owners' packs were being emailed to owners that the Secretary is also copied in.

The meeting authorised 500 brochures to be printed to be given to Real Estate Agents around the area to promote the estate.

Email address tied to website

The meeting agreed to set up an email address for the Secretary to use for body corporate matters.

Mr Simpson questioned whether a sign at the entrance to advise the maximum GVM for trucks is it still required? The meeting agreed that considered that it was still required and the limit in the CMS is 15 tonnes.

Mr Lane advised that he has spoken with several builders about allegations their contractors were handing out gate codes. He noted that their feedback was that they did not consider this was occurring and asked if the issue arises again that some further information is obtained as all builders that Mr Lane spoke to advised that they would stop using any contractors that abused access to the estate.

Mr Crockford thanked the body corporate for organising the block clearing on the southern side of their lot. He also asked whether they could put a 3rd tank in? The meeting asked Mr Crockford to make a request to the DRP for consideration.

The chairperson declared the meeting closed at 11.25am.

Secretary PO Box 1191
Mooloolaba
QLD 4557

LETTER TO THE BODY CORPORATE OF SUNRISE AT 1770 AND TO THE LOT-OWNERS.

Dear All,

Keith Michel retired as the Secretary of our Sunrise Body Corporate in early 2020 after serving as the Secretary since the foundation of the Body Corporate in 2003. Keith's contribution through that 17-year period is one of the more extraordinary gifts of voluntary public service we have all witnessed in long careers in commerce and on public boards.

We should all be grateful that Keith gathered up the reins of a partly dysfunctional beginning for Sunrise after the financial demise of the developer whose experimental approach to achieving ecological sustainability were laudable but aspects of which needed practical amendment.

Keith was fierce and minutely focused on achieving the best outcomes for all lot-owners at the least cost.

He gave up a large proportion of his discretionary time, supported by his wife Sandi, to ensure the best outcomes for Sunrise. He was diligent in keeping lot-owners engaged and informed.

We would ask the current Body Corporate Committee and the lot-owners of Sunrise to publicly acknowledge Keith's extraordinary contribution at this next AGM and to consider naming a public structure in Sunrise in his honour.

This commendation and request is sent in good faith and sincerity by,

Sandy Clark, Marie McDonald, Ann Croser and Brian Croser. (Lot owners in Sunrise since 2004).

