

BROOKWATER HOME OWNERS CLUB CTS 29222

MINUTES OF THE COMMITTEE MEETING FOR BROOKWATER HOME OWNERS CLUB CTS 29222 HELD AT THE SALES OFFICE, BIRCHWOOD CRESCENT, BROOKWATER QLD 4300 AT 6:30 P.M. ON MONDAY 20 JANUARY, 2014 AT 6:30 P.M.

Present

Peter Napier	Chairperson (Brookwater Classic)
Francois Wethmar	Secretary (Brookwater Grange)
Paula Kopp	Treasurer (Brookwater Augusta)
Rob McLellan	Ordinary Committee Member (Brookwater Greens)
Victoria Sheward	Ordinary Committee Member (Brookwater Augusta Point)
Andrew Bell	Ordinary Committee Member (Brookwater Vista)
Tony Russell	Ordinary Committee Member (Brookwater Ridge)

Apologies

Nil

In Attendance – Body Corporate Representatives

Michael Hewitt	Brookwater Fairways West
Michael Tang	Brookwater Gallery
Nick Kostellar	Springfield Land Corporation
Stuart Milford	Brookwater Panorama
Trevor Davidson	Brookwater Sanctuary

Apologies

Nil

In Attendance

Matthew Joosen	Prudential Body Corporate Management Pty Ltd
Karen Dyson	Prudential Body Corporate Management Pty Ltd
Lea Patterson	Brookwater Crest
Michael Labuc-Spoors	Brookwater Classic (left 7:10 p.m.)
Bede Welsh	Brookwater Classic

Chair

The Chairperson declared the meeting open at 6:35 p.m. and advised a quorum was present.

1. CONFIRMATION OF MINUTES

- Resolved that the minutes of the committee meeting held on 25 November, 2013 be confirmed as a true and accurate record.
Yes – 6 No – Nil Abstain – 1
Moved – Rob McLellan Seconded – Francois Wethmar

2. MATTERS ARISING FROM PREVIOUS COMMITTEE MINUTES

- It was unanimously resolved that a letter be sent to Bede and Linda Welsh thanking them for their services for the past two & a half years to the Brookwater Community.
Moved – Rob McLellan Seconded – Paula Kopp
- It was unanimously resolved that if the maintenance performed by Landscape Solutions was not as per the tender documentation and consequently did not fulfil the expectations of the BHOC. Further unanimously resolved that, in the absence of a substantial improvement in performance by Landscape Solutions the BHOC Committee would look to re-tender the landscaping maintenance to another of the contractors who had been unsuccessful in the initial tender process.
Moved – Rob McLellan Seconded – Paula Kopp

3. BHOC SUB-COMMITTEE STRUCTURE AND RULES

- The Chairperson informed the meeting he had not heard back from Tim Horrell, the body corporate Solicitor, regarding the proposed sub-committee structure. He undertook to again contact Tim Horrell and report back to the next Committee meeting.

4. SAFETY AND SECURITY

- It was unanimously resolved that the services of Security Rangers on a week to week basis at a rate of \$2,442.00 (incl. GST) pending confirmation by Springfield Land Corporation of any future financial contribution. Upon confirmation the Committee will consider a reduction in hours or termination of the contract.
Moved – Paula Kopp Seconded – Francois Wethmar

It was unanimously resolved for Nick Kostellar and Francois Wethmar Secretary to draft a letter to Landscape Solutions placing them on notice that if the standard of maintenance at Brookwater Estate did not improve their contract will be terminated. Further resolved that Andrew Bell approach Skyline Landscape Services Pty Ltd to advise them that BHOC may require landscaping services and enquire as to the possibility of Skyline providing an expression of interest in providing landscape maintenance to the Brookwater Estate.

- Nick Kostellar suggested that the BHOC engage a Landscape Architect to perform an independent audit of the gardens and grounds within the Brookwater Estate and to provide concept designs for the estate. The landscape Architect will provide an overview with recommendations, standard designs and budget prices for the consideration of the BHOC Committee. It was also proposed that the Landscape Architect would supervise the contractors engaged to perform work under the adopted plan. It was envisaged that this process would be completed in time to be considered at the March Committee Meeting.

The Landscape Architect will supervise the contractors while they are performing the maintenance.

9. REVIEW OF CARETAKING ARRANGEMENTS

- It was unanimously resolved to prioritise the appointing of a new caretaker for the Brookwater Estate.
Moved – Andrew Bell Seconded – Rob McLellan

10. DAP REPORT

- Nil

11. GENERAL BUSINESS

- Tony Russell Brookwater Ridge informed the meeting that the street lighting in Scenery Court is being obstructed by overgrown trees and would like to have the trees trimmed. The Chairman is to advise Ipswich City Council of this matter.
- Andrew Bell Brookwater Vista informed the meeting that the verge maintenance has not been carried out by Landscape Solutions at Vista. Andrew highlighted the security of the private road behind Woolworths has been compromised as there are a number of lights not working. As this is a private road the maintenance is the responsibility of Brookwater Business Park. Andrew also stated there were a few lights not working at the entrance to the Brookwater Golf Course clubhouse. Nick Kostellar undertook to advise Brookwater Business Park and the Brookwater Golf Club of these problems.
- Vicki Sheward Brookwater Augusta Point informed the meeting that the rubbish at Brookwater Road at the back of Brookwater Grange had not been removed and is concerned that with the hot weather it could become a problem. Nick Kostellar Springfield Land Corporation will look into the matter.
- Vicki Sheward Brookwater Augusta Point also noted that the Forrester Entry security camera is obscured by overhanging tree branches which require trimming. Tree trimming will need to be undertaken by BHOC in the near future.
- Vicki Sheward Brookwater Augusta Point informed the meeting that a Solar Hart truck has been parking in the bushes on common property at Vista Entry Birchwood Road. Vicki will obtain a photo and forward the details to the Chairperson who will then notify Ipswich City Council.
- Trevor Davidson Brookwater Sanctuary inquired when the Shade Sail for Scenic Park will be installed. To date there has been no response from Ipswich City Council. Peter Napier will discuss the Shade Sail with Councillor Morrison. It was noted that a Shade Sail is highly unlikely to be installed at the District Park over the play equipment as this is not within the specification for District Parks which are considered to be a sports play area.
- Lea Patterson Brookwater Crest thanked the BHOC Committee for the engagement of the mobile security to the Brookwater Estate and would like to see the mobile security continued.

- Michael Tang Brookwater Gallery informed the meeting that he has noticed owners of dogs using the District Park as a leash free area for their dogs and is concerned someone may be hurt and requested that some action be taken to ensure dogs remain on leashes when in the District Park. Anyone who witnesses this activity should immediately contact Ipswich City Council.

- Bede Welsh, the former Caretaker advised that he considered the payment of his invoices had been unnecessarily delayed sought clarification from the meeting. He was advised that his invoices had not always been received in timely fashion and the detail provided required verification before payment could be approved. The Chairman advised he would provide a written advice regarding the matter. Bede Welsh also made strong representations regarding inappropriate comments he understood had been made at previous Committee meetings regarding his character. The meeting considered his comments and after some considerable discussion the Chairman advised that the matter had been discussed to the satisfaction of the committee.

Conclusion

The meeting concluded at 9:10 p.m.