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BODY CORPORATE MANAGER TRANSITION

The transition from our former body corporate manager to Peak has been relatively smooth with few transition issues thanks to the professionalism of Gavin Fredric of Peak Body Corporate Management. We encourage owners to provide Peak with their email address so that levy notices can be emailed to owners thus reducing costs and speeding up delivery. Gavin's email address is: gavin@peakbcm.com.au

RECENT PROJECTS

Major maintenance items are not covered under our Caretaker Contract and are therefore funded by your body corporate fees, after approval by your committee. Recent projects undertaken are:

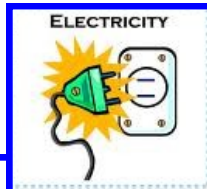
Car Park Clean - now done and looking good. To keep the garage clean please ensure that your car does not leak oil.

Painting the front and side exterior walls

Roof Infrastructure Maintenance

Upgrade TV Antenna for better HD reception

Pool Repair The pool has a major leak which is being repaired and while it is empty David & Wayne are replacing the broken tiles.



The Queensland Government has announced that electricity tariffs will increase by a massive 13.29% from the 1st of July. To reduce the impact on body corporate costs the committee has been installing more energy efficient fluorescent lights and exit lighting over the past six months. This initiative combined with the body corporate purchase of electricity at wholesale rates will prevent a major blowout in this body corporate expense.

Some owners have not been paying their electricity bill on time meaning that all owners, through the body corporate, have been financing some owners electricity. We currently don't have a prompt discount incentive for electricity as we do with levies. To encourage timely payment the committee has adopted a collection policy covering disconnection of supply. The policy is on the website in the Owner's Area, Documents section.

GARDENS



The gardens are looking beautiful after good rainfall. Local Residents Wayne & David have resurrected the back garden sprinkler system and all the grounds are now being successfully watered by spear pump. This job was quoted over \$6,000 but has only cost \$100 for a few parts, so this is a very successful outcome.

The herb garden is a huge success but will be closed for a short time when replanting.

The new gardeners, employed by Staymint, are doing their best within the 12 hours a week allotted to them.

NEXT OWNERS' FUNCTION



The Body Corporate Committee invites all owners to a pizza lunch on Sunday 22nd August at 12.00 noon in the BBQ area at Carmel by the Sea. Pizza and nibbles provided. Please BYO drinks, glasses and a mug if you want a tea or coffee. We look forward to your company, so put this date in your diary ASAP.

We have just agreed to increase the building insurance replacement value amount from

\$110,441,000 to \$115,963,050. This new replacement figure was determined by increasing the independent insurance replacement value assessment, undertaken in July 2008, by an estimate of building inflation costs since that date. The total premium for the next 12 months will be \$66,201. The total premium last year was \$66,611. A great below budget outcome.

INSURANCE RENEWAL

PTO

Christiane Rock

What a sad day it was to say farewell to Christiane. She made our day a little brighter when we saw her in the lift and were greeted with that beautiful smile. Your committee, on behalf of all owners, has passed on our condolences to Christiane's husband former chairman Harry.



The workshop, adjacent to the basement lifts, is now available and the key is at reception. A big thank you to Eric Holt for his donation of a vice which will be well used.

New Owners Kit

Owners are reminded that this kit is now complete and has been posted into the Documents section within the Owners Area of our website. This kit will be sent to new owners within a few weeks of notification of their purchase of an apartment in Carmel by the Sea.

There is information in this kit that will also benefit owners of many years – have a look and give us your feedback. A lot of time has gone into this document.

Owners' Workshop Operational

NO BALL GAMES IN GARDEN & POOLS



Owners are reminded that no ball games or any form of kicking or throwing games are permitted in the common areas except on the tennis court where only tennis should be played. This rule is designed to protect common area property from damage and provide residents with peaceful enjoyment of the gardens and pool area. There is a large park opposite the property for those who want to play ball games.

BBQ AREA BLINDS

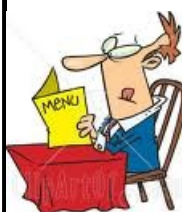
After much research by committee members it was decided at the last committee meeting to proceed with the installation of blinds to the south east corner of the BBQ area to protect this area during periods of wind and rain. As we currently do not have a residents' lounge this initiative will mean that owners and renters will have a common area that can be used in most weather conditions. The blinds will be installed in July.

Don't Ruin your neighbour's day

Another owners water overflow onto your balcony can be upsetting if you are enjoying lunch and dirty water is splashed onto your table or if you spent hours cleaning the glass to then have it soiled by water from above. Please consider your neighbours and follow the House Rules – HAND WASH ONLY except when it is raining when you can wash with a hose. House Rules are displayed on the notice board in the main car park and on the website.

Halt to Anne Street Development

Northern residents will be pleased to know that the development planned for Anne Street has been postponed and the old units are currently being renovated.



Share your favourite restaurant

A favourite local restaurant is the relatively new Bangkok Thai at 2580 Gold Coast Highway, Mermaid Waters. Phone number 5592 1229.

Great food, friendly service and just a small walk from Carmel so you can enjoy a drink with your meal.

Please share your favourite local restaurant with us by emailing, or writing a letter to us via Peak, and we will pass it on in the next edition of the Carmel Courier.