



PLEASE ASK

We recently had an owner email us about a concern he had that he believed was not being addressed by the committee. He had been given misleading information. **Please** –if you are told "the committee said.....the committee did this....." please ask us (email or write to us via Peak) and we will promptly confirm the truth or otherwise of the matter. This owner was gracious enough to apologise once he was made aware of the truth.

Carmel's Journey to Self Management



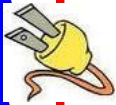
What was agreed to:

Owners have made it very clear, at the 2008 and 2010 AGMs, that they want Caretaking and Letting contracts in which there is accountability by the Contractor to the owners and which have a commercial term, 3 years or so, with any extension subject to satisfactory performance.

Where we are now:

The call for Expressions of Interest is ongoing and closes approximately 31st October 2010. Staymint have written to the Committee asking to be placed on the tender short list. The Committee is in the process of drawing up new agreements for legal review in the New Year.

Electricity Tariff



The body corporate charges all owners for electricity on a usage basis. The tariff is specified in the by-laws (by-law 23f). This by-law requires that the tariff be the same rate as "would be imposed from time to time by the relevant authority, if it were supplying electricity direct to each Occupier". This has been the case until recently when we have been slow to lift tariffs after the recent 13.29% tariff rise. This delay in lifting the tariff has resulted in savings for all owners. We have been able to pass on this saving because the committee, some time ago, negotiated a good deal with an electricity wholesaler. This deal is benefiting each owner and is at the same time reducing the cost of electricity for the common property thus helping us keep body corporate levies to a level less than they would be otherwise.

This timeframe is necessary to complete all the tender requirements. Recent questions as to security, alarms and equipment etc, are being assessed but in the scheme of things are really housekeeping and can be addressed at the next A.G.M.



Where are we going :

At the March 2011 AGM, owners will be presented with a summary of Tender Documents (Complete documents, will be available) for discussion. Approved Tender Documents will then be given to the short listed applicants. After submissions are reviewed the most suitable will emerge.

We have had many emails and phone calls of support from owners recently, the large majority from investor owners. To quote part of one who has no connection to the Committee:

"Best wishes as the Committee forges ahead with this complex task. It will be worthwhile and restore rights of owners to be a party to a fairer contract where the terms are more comprehensive, agreed to by both parties and a management chosen by the Body Corporate rather than foisted upon them by the selling on of the management rights"

The Committee thanks those many owners who have consistently supported our commitment to owner control.

INVITATION



All owners are invited to attend a get-together at 5pm in the BBQ area on Sunday 5th December.

Nibbles and a Sausage sizzle will be provided (BYO drinks). These owners' functions are very popular and are a wonderful opportunity to get together before Christmas, so please join us.

GARDENS

The committee has approved the laying of new turf on the north boundary nature strip. This area was looking very untidy. The lower branches of the trees have been removed to let the sunshine in and the watering system upgraded. Thanks Wayne.



PTO



TV RECEPTION

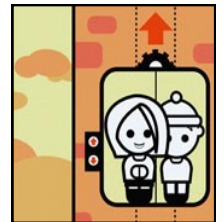
We had hoped to receive better TV reception by installing new amplifiers but unfortunately some owners are having problems. Lack of expert consensus regarding ways of improvement means we have an ongoing problem and this will require further investigation.

Electricity Use & Cost

To help reduce spiralling electricity costs we are systematically replacing faulty lighting with energy saving fittings and installing 4 Wave Energy Savers, (as seen on TV) to reduce the workload of pool pumps and achieve further savings.

Lift Interiors

Lift refurbishment commences in the New Year . The plan is to retain the original design using damage resistant materials. Weight and safety issues and costs make this a tricky exercise that is yet to be finalised.



BBQ's have been converted to push button ignition for frustration free cooking.

New Legislation for pool fences comes into force from 1/12/2010. The existing fence needs to be 1.2 m high from the highest possible foothold to pass inspection and be compliant. We believe we have a cost effective solution and await a visit and advice from a Council Officer.



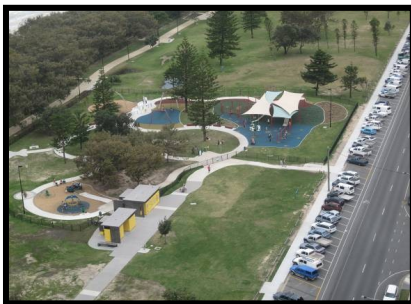
WE WANT YOUR ... FEEDBACK

HELP US MAKE IT EVEN BETTER!



Your feedback is always most welcome. The best way to communicate with your committee is via our email address. If you don't use a computer that is fine just send us a note c/- Peak Body Corporate Management.

Your Council Rates at Work



The Council have done a great job to the park in front of Carmel with a wonderful all-abilities fenced playground for children. It is extremely well patronised and is a good place for harassed grandparents on child minding duties. As well, the footpath on the east side of the street is now cemented. After the record rainfall new lawn in the park is green.

Oracle Development

Christmas Concert

Unfortunately Opera on the Park was cancelled because of the rain but a popular family event coming up is the Broadbeach Christmas Carols, Kurrawa Park, 6pm Saturday 18th December. Let us hope for a clear night for the arrival of Santa & his Elves.



ORACLE DEVELOPMENT.

The 50 and 40 storey Oracle East and West towers complex is said to settle by the end of October and the accommodation parts under the control of Peppers Resorts is to commence trading on 7th November 2010 These tariffs are said to apply: (E&OE)

	Low season	High Season
2 B/R suite	\$335 pn.—W.end \$402 pn	\$402 pn—W.end \$571 pn
2B/R ocean suite .	\$385 pn -- W.end \$452 pn	\$452 pn --W.end \$621 pn
3 B/R Sky Home	\$750 pn – W.end \$900 pn	\$990 pn – W.end \$1276 pn

Whilst the complex may be seen as a class addition to Broadbeach it could be that they are not in our competition price range.