

VIRTUOSO NEWS

Body Corporate Committee

The first formal meeting of the Committee elected at the last AGM was held on 4 February. Minutes of the meeting will be circulated to all Lot Owners shortly. In the meantime this Newsletter contains a few matters arising from the meeting that are drawn to your particular attention.

As a new entity the BCC has a considerable load on its plate which it is working hard to address. Issues of key importance include: security, remediation of common area defects, acquisition of full and complete documentation about Virtuoso; and fire and safety issues. Other significant matters include financial management and establishing a realistic sinking fund budget, obtaining an up-to-date insurance valuation, a proposed revision of the bylaws to ensure that adequate and realistic guidance is in place to protect our homes and common areas and to create a liveable and enjoyable environment.

Future Meetings

The next meeting of the Committee will be held in mid-June and will be a budget meeting.

The AGM is planned for the last week in July.

Communications

The Committee is keen to create a transparent and accountable environment within Virtuoso where Lot Owners feel comfortable about communicating with the Committee, and know they will be listened to.

For that purpose a generic email address has been established for residents to communicate directly with the Committee (details below).

If, however, you wish to raise issues on an individual basis with a Committee member, you are welcome to do so.

Lot Owners are strongly encouraged to provide their contact details to both Civium and Stockwell Living. If you think you have done this, but are not sure, please do it again so that you can receive Body Corporate Committee/AGM papers from Civium, and email bulletins from Stockwell Living about site issues. If you want notices sent to more than one email address at your unit, please include that request in your email to Civium and Stockwell Living (details below).

The Virtuoso Facebook page remains a great site for social/local communications, and we encourage its continued use for those purposes.

Common Area Defects

A list of common area defects, compiled on behalf of the Committee, was circulated with the Committee meeting papers. This represents a 'work in progress' and the Committee would welcome input from individual Lot Owners of defects that they have identified – with details of location and a photo. Thanks are extended to a number of Owners who have already contributed.

Security

As the Committee continues to work on security issues, help is sought from all Residents to ensure that all gates and doors are kept locked. Please do not wedge a gate/door open, even for short periods, as this compromises the security of the site as a whole. If you find a gate/door wedged open, please remove and destroy the wedge and report the incident to Stockwell Living.

Over Bonnet Storage Units

A number of Owners have sought approval for over bonnet storage units for their car spaces. Details of the requirements can be obtained from Civium or the Body Corporate Committee. All such units must comply with requirements.

Pets

Thanks to Residents who have sought approval to keep a pet. However, not all Residents have complied with the requirement to date. All pets, regardless of type, must be approved by the Body Corporate Committee. Residents who have not done this yet can obtain the relevant form from Rhys Gordon, Stockwell Living. Applications will be considered promptly.

GrowGetters GardeningGroup

Grace Saw is leading an "exciting social and 'fruit bearing'" informal club of residents who are interested in gardening, with special focus on the communal herb garden. Please contact Grace at the BCC address below if you would like to be involved.

Fitness at Virtuoso

Two qualified Residents are running free fitness classes each week. Jan Deans on Thursday mornings and Leonie Cheetham on Saturday mornings. If you would like to join their classes please contact Jan and Leonie: Jan 0437 187 817 | Leonie 0425 331 873.

If any other Residents have activities in which they would like to involve others please let Rosalie know at the BCC address below.

Happy Hour

You are invited to catch up with and meet new neighbours at 5:30 pm on the **last Thursday** of each month beside the pool. Bring a small plate of food to share and a drink (in plastic container).

Contact details:

Body Corporate Committee: virtuoso-bcc@googlegroups.com

Civium: elizabeth.juric@civium.com.au

Stockwell Living (Rhys): Rhys.Gordon@stockwells.com