

# Villa Casablanca News



## Greetings Villa Casablanca Community

Welcome to the First issue of the Villa Casablanca Newsletter, produced by your Committee. We hope you enjoy reading it and hearing about what's been going on in our small community and the work your Committee has been doing along the way.

Contributions from all VC owners will be welcome for future issues. If you have feedback or suggestions, please contact the committee.

## Pool and Gym

The contractors providing the pool and facilities cleaning are doing a great job at a far lower cost than their predecessor, resulting in savings to all owners.

Once a pool water test is completed onsite, this automatically sends through, on the spot, detailed reports. Pool Compliance Certification has recently been issued for the next 12 months.

Thank you to all residents for following the pool rules by not bringing any glass to the pool area, and for supervising children, at all times, within the pool area and Gym, to ensure the safety and enjoyment of the facilities for everyone.

A new Concept 2 Rowing machine was purchased and installed, in the Gym, for all residents to use.

Extra Free Weights and Rack were kindly donated by Committee member, Alison Griffiths, and are available in the Gym for all to use.

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## Restoration and painting of roofs

The restoration and painting of common property roofs has been completed. The works, approved by the ARA and finished in the elegant Woodland Grey colour, look fantastic. It is great to see many other owners choosing to follow suit, enhancing the overall appearance of our community

## Repair of Driveways

In accordance with a GCCC arborist report, two trees and their root systems were removed and replaced with two Foxtail Palms. The driveways, which had been impacted over many years by their roots systems, have since been replaced, acid washed and sealed to preserve and protect the investment. All works were approved by the ARA. New Hampton stones were purchased for the dividing driveway inserts to match the roundabout project.

## Electrical faults and repairs

Due to the Cyclone and subsequent consistent heavy rains, the vulnerability of the underground electrical pit, located on communal property near the visitors' parking area behind the Gym was highlighted. Due to the flooding of the pit impacting on power reliability and residents' safety, it was necessary to replace the pit with a standard modern, above ground electrical box, in the same location. This junction box supplies power to the bollard lights which are essential for maintaining safety and visibility in the area at night.

Further investigation is currently underway in regards, to bollard lighting faults which, has resulted in recent power outages impacting the lighting in the pool area and VC entrance. The Committee are working with the electrical contractor to rectify this issue, while also evaluating future options. A solar bollard has been installed for testing.

## Water consumption billing

21 units have recently been sent very high, one off, bills for their water consumption with a short payment deadline. This process is managed by CMS, who read the meters under arrangement with the PBC. The committee are taking up queries with the PBC as to why this has occurred and what action can be taken to prevent this happening in the future.

## Parking

A reminder that the Visitor Parking areas are for visitor parking only. If you have friends/family wishing to park overnight please inform security and provide registration numbers of vehicles, to avoid any penalties.

## Good News Stories

Due to significant savings made, as a result of the committee carefully reviewing expenditure and value of services provided by contractors there has been a significant reduction in levies for all owners. The Committee will continue to work in the best interest of all owners by responsible spending and with due diligence.

## Social Snapshot

The VC Christmas Party held by the pool on 14<sup>th</sup> December was very well attended and a great success. Big thanks go out to Steve (Disco) James from lot 59 for organizing the event and music, and for the party revelers for bringing such great food to share and so much Christmas spirit. We look forward to many futures get together.



## AGM

The upcoming AGM will be held in August, date to be confirmed. You will soon be receiving voting forms to select your Body Corporate Committee for the next 12 months. If you have any questions or concerns, please feel free to contact any one of the Committee or the Body Corporate Manager.

Thank you to all owners that have submitted their expressions of interest, to be voted onto the committee.

## New Committee Members

The committee would like to welcome Caroline Walsh, lot 10, Peter Stuart, lot 25, onto the Villa Casablanca Committee. Thank you for all nominations.

We would also like to thank Callie Pieterse and Graeme Lewis for all their contributions over the last few years.

## Commissioner's Office

The committee and applicant are in receipt of a referee's report regarding fob deactivation. While the committee agrees with the overall findings and outcome, it strongly refutes several aspects of the report.

We have submitted specific questions to the PBC seeking clarification; we are still awaiting a response.

## Your current Committee

Mark Kay- Chairperson (Lot 40)

Peter Woolridge - Secretary (Lot 30)

Noel Bennett-Treasurer (Lot 31)

Alison Griffiths- Ordinary member (Lot 59)

Kerryn Hunt- Ordinary member (Lot 11)

Caroline Walsh -Ordinary member (Lot 10)

Peter Stuart -Ordinary member (Lot 25)

## Welcome to our New Owners

The committee would like to welcome all new residents to Villa Casablanca.

Hoping you settle nicely into your new home.

## Information & Communication

Information and minutes can be located on [Stratamax Portal](#) plus the StrataCare App.

## Bin Collection Days

Green waste bins -Tuesdays  
Recycle bin- Wednesday (fortnightly)

## Local GC Events for June

Cooly Rocks ON - From 4-8 June

Romanian Festival 2025- 7<sup>th</sup> June,  
Broadwater Parklands, Southport

Astra Lumina-Currumbin Wildlife Sanctuary  
open throughout June

Hope Island Marina Markets- Hope Island  
shopping Centre, 15<sup>th</sup> June

Festa Junina - Brazilian Winter Festival,  
Miami Marketta, 15<sup>th</sup> June 2pm.

Mudgeeraba Agricultural Show 28<sup>th</sup> & 29<sup>th</sup>  
June.

## Key Contacts

Security – 07 5629 8999

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