

Body Corporate update Some notes from the last committee meeting

1. **Extension of Agreement** - The Body Corp committees received an application from the Caretaker/Manager to extend the Management Rights and Letting agreements for a further 5 years to 2039. Results of a vote by all owners on this application will be determined at the next AGM.
2. **Speed humps** - The Committee is waiting on advice from lawyers regarding installation of speed humps.
3. **Parking** - Millbrook has a parking policy. Marked parking bay spaces are **for visitors only** and **grassed areas are not for vehicles**. Frequent offenders are being referred by the Caretakers to the Body Corp managers (QBS) for further action. Note: If buying a new car, check that it will fit in your garage.
4. **Grounds management** - An updated and revised quote is still to be sought regarding pruning and general maintenance of Millbrook's trees. Tree surrounds damaged by mowing have been replaced along with new pine bark mulch have been placed along The Promenade near the entrance to Millbrook.
5. **Residential Disturbance** - A report of Committee member discussions regarding a recent late night disturbance at Millbrook was tabled and will be addressed in the future.
6. **Pets** - Pets are required to be kept according to Body Corp conditions and should not be let loose in the Common Property at any time.
7. **Budget** - the Budget for 2016 was tabled and there was agreement that more provision should be made in the sinking fund for maintenance such as fences and roads.
8. **Book exchange 'Swap It'** - There are now more than 100 titles at the Community Centre, thanks to the donations by Millbrook residents. Please Swap or Borrow books and contribute to the collection. Leave donations with Geraldine or Larry at Lot #44.
9. **Autumn seasonal get-together** - On Friday 4th March 5.30-8.30pm about 30 Millbrook residents met and enjoyed celebrating the change of season The next get together will be on Friday 3rd June. These quarterly functions provide a good opportunity to meet your neighbours and members of the Body Corporate committees.
10. **Next Annual General Meeting** - Owners are welcome to attend the next Millbrook Body AGM: **Tuesday 19th April 2016, 5:00pm** at the Millbrook Community area.



Note: While non-committee owners are free to attend, they may only ask questions or contribute to discussions on invitation. Of course you may approach your committee representative with your queries or views.

This is a good opportunity to hear of events in Millbrook and what may be planned for the future and to meet some of your neighbours.

Community Announcement.

Clean Up Australia Day. Seven Millbrook residents and one from McIntyre Street spent 2-3 hours on Sunday 6th March cleaning up the stream bank running along the eastern border of Millbrook and between the path from the rear gate to Widdop Street and the EW Arterial. About half of a skip of general rubbish and material for recycling was collected.



Traffic - Millbrook is a **Shared Zone** and there is a speed limit. When you cross the speed humps, please do so with care and probably at about 5kph to **minimise noise to your neighbours.**

Millbrook Wildlife – Australian Brush Turkeys (Scrub Turkey, Bush Turkey) are protected native Australian birds. They feed on insects, seeds and fallen fruit exposed by raking leaf litter and mulch in Millbrook gardens and along the creek bank. Most breeding is from September to December and eggs are laid in a male constructed and maintained mound 2-4 metres wide and 1metre high. The male has a larger and more coloured yellow wattle around its neck.



By Laws - . Renovating your home? Buying a pet? Check the By Laws first.



The By Laws have always been available to Millbrook owners and are also listed on the Millbrook web site. Please review these By Laws to avoid any misunderstanding. If in doubt, ask Alison or your Body Corp representative. **Be aware, it helps to know.**