

**MINUTES OF THE ANNUAL GENERAL MEETING OF
THE PROPRIETORS FOR CP 'F' DUHIG BUILDING UNITS PLAN 106965
HELD AT 41 GOTHA STREET, FORTITUDE VALLEY, BRISBANE QLD 4001 ON
TUESDAY, 27th NOVEMBER 2012 AT 5:30PM.**

Representation:	Mr P Zunker	Co-Owner Lot 15 & Rep-Owner Lots 3, 8, 14, 15, 51, 66, 77 & 81
	Mrs K Chan	Rep-Owner Lots 29, 36, 40, 42, 44, 67, 70, 80 & 83
	Mr D Jasch	Owner Lot 49
	Mr M Fitzsimon	Rep-Owner Lot 56
	Mr Grant Mifsud	Archers Body Corporate Management Pty Ltd
Also in Attendance:	Nil	
Apologies:	Nil	
Proxies:	Ms F Cheung	Lot 3 in favour of Mr P Zunker
	Mr A Jones	Lot 8 in favour of Mr P Zunker
	Mr F Stagnitti	Lot 14 in favour of Mr P Zunker
	Mr E & Mrs L Zunker	Lot 15 in favour of Mr P Zunker
	Mr P Chan	Lot 29 in favour of Mrs K Chan
	Mr P McCracken	Lot 36 in favour of Mrs K Chan
	Mr R & Mrs P Bhat	Lot 40 in favour of Mrs K Chan
	Mr L Wee & Mrs P Teo	Lot 42 in favour of Mrs K Chan
	Mr I Budiarto	Lot 44 in favour of Mrs K Chan
	Ms B Levy	Lot 51 in favour of Mr P Zunker
	Mr P and Mrs N Singh	Lot 66 in favour of Mr P Zunker
	Mr P and Mrs G Segueria	Lot 67 in favour of Mrs K Chan
	Ms S Davis	Lot 70 in favour of Mrs K Chan
	Mr & Mrs Meulet	Lot 77 in favour of Mr P Zunker
	Mr L and Mrs L Hawkins	Lot 80 in favour of Mr K Chan
	Mr R Grace	Lot 81 in favour of Mr P Zunker
	Mr J & Mrs S Potter	Lot 83 in favour of Mrs K Chan
Company Nominees:	Fitzsimon IT Consulting Pty Ltd	Lot 56 in favour of Mr M Fitzsimon
	ATF Fitzsimon Consulting Trust	
Voting Papers:	Ms A Sharwood	Owner Lot 20
	Mr G Sparks	Owner Lot 32
	Mr C Byrnes	Owner Lot 55
Quorum:	As greater than 25% of the owners were represented either by person, by proxy or by voting paper, a quorum was formed.	
Chairman:	In the absence of the Chairperson, Mr Peter Zunker was elected to chair the meeting.	

**Ordinary Resolution
– Minutes of
Previous Meeting:**

The following motion was read to the meeting:-

That the Minutes of the Extraordinary General Meeting held on 28th August 2012 and forwarded to Owners thereafter, be adopted as a true and correct record.

**This motion was declared CARRIED with the following votes received:-
YES: 22 NO: Nil ABSTAIN: Nil INVALID: 1**

**Ordinary Resolution
– Statement of
Accounts:**

The following motion was read to the meeting:-

That the Audited Statement of Accounts for the year ended 31st August 2012 together with Balance Sheet as at that date be received and adopted.

**This motion was declared CARRIED with the following votes received:-
YES: 21 NO: 1 ABSTAIN: Nil INVALID: 1**

**Special Resolution –
Audit of the Books
and Records of the
Body Corporate:**

The following motion was read to the meeting:-

It is resolved that the Body Corporate's Statement of Accounts for the financial year ending 31st August 2013 NOT be audited.

**This motion was declared NOT CARRIED with the following votes received:-
YES: Nil NO: 22 ABSTAIN: Nil INVALID: 1**

**Ordinary Resolution
– Appointment of
Auditor:**

The following motion was read to the meeting:-

That in the event of an audit being required, the audit of the Books and Accounts of the Body Corporate shall be carried out by the following:-

Kim Colyer, BDO Chartered Accountants

**This motion was declared CARRIED with the following votes received:-
YES: 22 NO: Nil ABSTAIN: Nil INVALID: 1**

**Ordinary Resolution
– Administrative
Fund Budget &
Contributions:**

The following motion was read to the meeting:-

That pursuant to Sections 32, 38A & 38B of the Building Units and Group Titles Act 1980, the Administrative Fund for the year ending 31st August 2013 be \$411,556.00 Gross (being \$62.4043 per unit of entitlement) and that pursuant to Sections 32, 38A and 38B of the Building Units and Group Titles Act 1980, the contributions in respect to the Administrative Fund shall be subject to a discount of 20% if paid by the due date and shall be due & payable as follows:-

<u>Period</u>	<u>Contribution per Unit of Entitlement</u>	<u>Due Date for Payment</u>
01/09/12-30/11/13	\$14.2550	01/09/12-alreday levied
01/12/12-28/02/13	\$14.2550	01/12/12-already levied
01/03/13-31/05/13	\$16.9471	01/03/13
01/06/13-31/08/13	\$16.9471	01/06/13

It is further resolved that, pursuant to Sections 32, 38A & 38B of the Building Units and Group Titles Act 1980, the Treasurer be authorised to issue the levy notices for the first period of the new financial year at the same annual rate as follows:-

<u>Period</u>	<u>Contribution per Unit of Entitlement</u>	<u>Due Date for Payment</u>
01/09/13-30/11/13	\$15.6010	01/09/13
01/12/13-28/02/14	\$15.6010	01/12/13

**This motion was declared CARRIED with the following votes received:-
YES: 22 NO: Nil ABSTAIN: Nil INVALID: 1**

**Ordinary Resolution
- Balcony Enclosure
Standards**

The following motion was read to the meeting:-

That the Committee are authorised to approve future written requests received from Lot owners seeking approval to enclose an external Lot balcony in accordance with the following conditions in addition to any previous conditions approved:

- That Brisbane City Council approval is obtained prior to the commencement of any work (application may be made via Allan Van Planning Pty Ltd) at the owners cost
- Installation is in accordance with specifications outlined in the design report prepared by Marchese Partners International on behalf of the CBC dated July 2012
- All work is carried out by licensed service providers in a professional manner logged with the Caretaker prior to commencement
- All costs associated with installation, repairs, maintenance (including cleaning), replacement and or removal are to be paid by the Lot owner from time to time
- The Body Corporate reserves the right to request evidence of compliance of any and or all approval terms which will be the responsibility of the Lot owner from time to time to provide within 7 days upon written request
- Any non compliant installation is to be either rectified or removed at the owners cost within 30 days of receiving notice of breach of approval terms.

This motion was declared CARRIED with the following votes received:-

YES: 22 NO: Nil ABSTAIN: Nil INVALID: 1

**Election of
Committee:**

CHAIRPERSON:

As no nominations were received for the position of Chairperson, nominations were called from the floor resulting in **Ms Kathleen Chan** being duly elected.

SECRETARY:

As **Mrs Lorraine Zunker** was the only nomination received for the position of Secretary, she was duly elected.

TREASURER:

As no nominations were received for the position of Treasurer, nominations were called from the floor pursuant resulting in **Ms Kathleen Chan** being duly elected.

COMMITTEE POSITIONS:

Three nominations were received for the positions of Ordinary Member.

Mr Randall Edwards

Mr Mike Fitzsimons (Nominated from the floor)

Mr Douglas Jasch (Nominated from the floor)

CBC REPRESENTATIVES POSITION:

As the following nomination was the only nomination received, they were duly elected.

Ms Kathleen Chan

Please Note:

A member's position automatically becomes vacant if the member is not present personally or by proxy at 3 consecutive meetings of the committee without the committee's leave.

There being no further business, the meeting closed at 6.15 p.m.

Confirmed.

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Chairperson