

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE PROPRIETORS FOR
CP 'G/H' KENS & SAND BUILDING UNITS PLAN 106966 HELD AT THE MEETING ROOM,
CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE VALLEY QLD 4006 ON
THURSDAY, 29TH NOVEMBER 2012 AT 5.30PM**

Representation:

Mr A Radovic Ms K Chan	Co - Owner Lot 1 Rep - Owner Lot 3, 7, 8, 38, 57, 70, 74, 76, 77, 80, 85 & 89
Ms S Lisle Mr J Theron Mr M Pointing Ms K Worthington Mr T Raumer Mr Grant Mifsud	Co - Owner Lot 16 Owner Lot 35 Owner Lot 72 Owner Lot 82 Plan B Pty Ltd Archers Body Corporate Management Pty Ltd

Apologies: Nil

Proxies:

Mr V Ngugen & Ms T Khong Mr S & Mrs E Claveria Mr H Nishino Mr S Chester-Master Mr G Reid Mr P & Mrs E Emmanuel Mr C Krisman Mr R Wilmott Mr A Eriksson Mr N McAuliffe Ms E Allan	Lot 3 in favour of Ms K Chan Lot 7 in favour of Ms K Chan Lot 8 in favour of Ms K Chan Lot 38 in favour of Ms K Chan Lot 57 in favour of Ms K Chan Lot 70 in favour of Ms K Chan Lot 74 in favour of Ms K Chan Lot 76 in favour of Ms K Chan Lot 77 in favour of Ms K Chan Lot 80 in favour of Ms K Chan Lot 89 in favour of Ms K Chan
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Company Nominees: Gumbali Pty Ltd Lot 85 in favour of Ms K Chan

Voting Papers:

Mr A & Mrs M Radovic Ms K Chan	Owners Lot 1 Rep - Owner Lot 3, 7, 8, 38, 57, 70, 74, 76, 77, 80, 85 & 89
Ms S Lisle & Ms V Devine Mr L Perrett Mr J Theron Mr G & Mrs T Stinson Mr C & Mrs N Norton	Owners Lot 16 Owner Lot 19 Owner Lot 35 Owners Lot 68 Owners Lot 90

Chairperson: Michael Pointing

Quorum: The Chairperson advised that a quorum was not present and the meeting would not be able to proceed if a quorum was still not present at 6.00pm.

Adjournment: At 6.00pm the Chairperson advised that a quorum was not achieved for this meeting and therefore the meeting was adjourned to Thursday, 6th December 2012 pursuant to the provisions of the Building Units and Group Titles Act 1980.

Confirmed

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Chairperson

**MINUTES OF THE ADJOURNED ANNUAL GENERAL MEETING OF THE
PROPRIETORS FOR CP 'G/H' KENS & SAND BUILDING UNITS PLAN 106966 HELD AT
THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHA STREET, FORTITUDE VALLEY QLD 4006
ON THURSDAY, 6TH DECEMBER 2012 AT 5.30PM**

Representation: Mr A Radovic Co - Owner Lot 1
Ms S Lisle Co - Owner Lot 16
Mr M Pointing Owner Lot 72
Ms K Worthington Owner Lot 82
Mr T Raumer Plan B Pty Ltd
Mr Blake Hoger Archers Body Corporate Management Pty Ltd

Apologies: Nil

Proxies: Mr V Ngugen & Ms T Khong Lot 3 in favour of Ms K Chan
Mr S & Mrs E Claveria Lot 7 in favour of Ms K Chan
Mr H Nishino Lot 8 in favour of Ms K Chan
Mr S Chester-Master Lot 38 in favour of Ms K Chan
Mr G Reid Lot 57 in favour of Ms K Chan
Mr P & Mrs E Emmanuel Lot 70 in favour of Ms K Chan
Mr C Krisman Lot 74 in favour of Ms K Chan
Mr R Wilmott Lot 76 in favour of Ms K Chan
Mr A Eriksson Lot 77 in favour of Ms K Chan
Mr N McAuliffe Lot 80 in favour of Ms K Chan
Ms E Allan Lot 89 in favour of Ms K Chan

Company Nominees: Gumbali Pty Ltd Lot 85 in favour of Ms K Chan

Voting Papers: Mr A & Mrs M Radovic Owners Lot 1
Ms K Chan Rep - Owner Lot 3, 7, 8, 38, 57, 70, 74, 76, 77, 80, 85 & 89
Ms S Lisle & Ms V Devine Owners Lot 16
Mr L Perrett Owner Lot 19
Mr J Theron Owner Lot 35
Mr G & Mrs T Stinson Owners Lot 68
Mr C & Mrs N Norton Owners Lot 90

Quorum: It was noted that those Owners represented at this Adjourned Annual General Meeting represented a quorum pursuant to the provisions of the Building Units and Group Titles Act 1980.

Chairperson: Michael Pointing

Ordinary Resolution – Minutes of Previous Meeting: The following motion was read to the meeting :-

That the Minutes of the Extraordinary General Meeting held on 27th 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: 16 NO: Nil ABSTAIN: 2 INVALID: 2

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: 17 NO: Nil ABSTAIN: 1 INVALID: 2

**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: 18 ABSTAIN: Nil INVALID: 2

**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: 18 NO: Nil ABSTAIN: Nil INVALID: 2

**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 \$502,759.00 Gross (being \$65.9529 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	\$15.4750	01/09/12-alreday levied
01/12/12-28/02/13	\$15.4750	01/12/12-already levied
01/03/13-31/05/13	\$17.5014	01/03/13
01/06/13-31/08/13	\$17.5014	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	\$16.4882	01/09/13
01/12/13-28/02/14	\$16.4882	01/12/13

This motion was declared CARRIED with the following votes received:-
YES: 18 NO: Nil ABSTAIN: Nil INVALID: 2

**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: 17 NO: 1 ABSTAIN: Nil INVALID: 2

**Election of
Committee:**

CHAIRPERSON:

As **Mr Todd Raumer** was the only nomination received for the position of Chairperson, he was duly elected.

SECRETARY:

As no nominations were received for the position of Secretary, nominations were called from the floor resulting in **Mr Ante Radovic** being 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:

As no nominations were received, nominations were called from the floor resulting in **Mr Michael Pointing, Ms Kimberley Worthington, Ms Theresa Stinson and Mr John Theron** being duly elected.

CBC REPRESENTATIVES POSITION:

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

Mr Todd Raumer

The Body Corporate Manager and the Caretaking Service Contractor are both members of the committee as NON-VOTING Members.

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.

General Business:

Master Key System

Mr Raumer recommended the Body Corporate proceed with the installation of a master key system which require the replacement of all unit door locks and other common area doors. It was noted that this proposal has previously been approved at a Committee level. The meeting agreed that owners should be given the opportunity to opt out of the change in locks. Archers were instructed to contact all owners in relation to the new system on their return in the New Year and allow them 14 days to return a waiver form should they wish to opt out of the system. Mr Raumer advised that these works will assist his team in confirming the occupier's details and getting a better handle on FOBs which are in operation.

There being no further business, the meeting closed at 6.30 p.m.

Confirmed

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Chairperson