

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF
THE BODY CORPORATE FOR CP 'F' DUHIG BUP 106965
HELD AT 41 GOTHA STREET, FORTITUDE VALLEY, BRISBANE 4006
ON TUESDAY, 28 AUGUST 2012 AT 5.30 P.M.**

Representation:

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| Ms A Lance | Owner Lot 26 |
| Mr R Ardo & Mr T Netten | Owner Lot 28 |
| Mr B Fisher | Co-Owner Lot 34 |
| Mr R Edwards | Co-Owner Lot 47 |
| Mr D Jasch | Owner Lot 49 |
| Mr C Byrnes | Owner Lot 55 |
| Mr G Mifsud | Archers Body Corporate Management Pty Ltd |

Proxies:

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|-------------------------|--|
| Ms F Cheung | Lot 3 in favour of Peter Zunker |
| Mr D & Mrs G Taylor | Lot 4 in favour of Lorraine Zunker |
| Mr E & Ms M Lacaba | Lot 7 in favour of Randall Edwards |
| Mr A Jones | Lot 8 in favour of Peter Zunker |
| Mr F Stagnitti | Lot 14 in favour of Peter Zunker |
| Mr E & Mrs L Zunker | Lot 15 in favour of Peter Zunker |
| Ms J James | Lot 27 in favour of Christopher Byrnes |
| Mr A Jarrett | Lot 33 in favour of Randall Edwards |
| Mr S & Mrs T Phu | Lot 38 in favour of Randall Edwards |
| Mr H Lou | Lot 39 in favour of Lorraine Zunker |
| Mr R & Mrs P Bhat | Lot 40 in favour of Randall Edwards |
| Mr L Wee & Ms P Teo | Lot 42 in favour of Peter Zunker |
| Mr I Budiarto | Lot 44 in favour of Peter Zunker |
| Mr P Hanna | Lot 45 in favour of Randall Edwards |
| Mr D Smith | Lot 48 in favour of Randall Edwards |
| Mr B & Mr O & Ms B Levy | Lot 51 in favour of Lorraine Zunker |
| Mr G James | Lot 60 in favour of Christopher Byrnes |
| Mr C Chen & Ms X Wang | Lot 62 in favour of Randall Edwards |
| Mr J & Mrs M Moynahan | Lot 64 in favour of Randall Edwards |
| Mr P & Mrs N Singh | Lot 66 in favour of Peter Zunker |
| Mr P & Mrs G Segueria | Lot 67 in favour of Peter Zunker |
| Ms S Davis | Lot 70 in favour of Randall Edwards |
| Mr J & Mrs W Lei | Lot 71 in favour of Randall Edwards |
| Ms S Pedersen | Lot 72 in favour of Randall Edwards |
| Mr & Mrs Meulet | Lot 77 in favour of Peter Zunker |
| Mr R Grace | Lot 81 in favour of Peter Zunker |
| Mr P Hanlon | Lot 84 in favour of Peter Zunker |

Company Nominee: Fitzsimon IT Consulting Pty Ltd Lot 56 in favour of Mike Fitzsimon
As Trustee for Fitzsimon Consulting Trust

Voting Papers:

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|-----------------|--------------|
| Ms J Betia | Owner Lot 2 |
| Ms H Neaton | Owner Lot 5 |
| Ms C Barry | Owner Lot 13 |
| Mr L Pollard | Owner Lot 19 |
| Ms A Sharwood | Owner Lot 20 |
| Mr G Sparks | Owner Lot 32 |
| Ms N Margetts | Owner Lot 35 |
| Mr O Uluca | Owner Lot 37 |
| Mr S & Ms T Phu | Owner Lot 38 |
| Mr D Smith | Owner Lot 48 |
| Mr R Grace | Owner Lot 81 |
| Mr P Hanlon | Owner Lot 84 |

Quorum: As greater than 25% of the owners were represented either by person, by proxy or by voting paper, a quorum was formed.

Chairperson: Christopher Byrnes

Ordinary Motion – Minutes The following motion was read to the meeting:-

That the Minutes of the Extraordinary General Meeting held on 2nd May 2012 and circulated to owners thereafter be adopted as a true and correct record.

**This motion was declared CARRIED with the following votes received:-
YES: 24 NO: Nil ABSTAIN: 16 INVALID: 1**

Ordinary Motion – Lift Maintenance Agreement The following motion was read to the meeting:-

It is resolved by Ordinary Resolution that approval be granted to enter into an agreement for the provision lift maintenance services in accordance with one of the two following alternatives.

**This motion was declared CARRIED with the following votes received:-
YES: 40 NO: Nil ABSTAIN: Nil INVALID: 1**

Service Provider 1 - Otis dated 19th July 2012 at a cost of \$3,850.00 per quarter including GST (Committee preferred option)

CARRIED 40 FOR

Service Provider 2 – Boss Building Maintenance dated 18th July 2012 at a cost of \$4,081.00 per quarter including GST

NOT CARRIED NIL FOR

Ordinary Motion - Carpet Replacement The following motion was read to the meeting:-

It is resolved by Ordinary Resolution that approval be granted for the replacement of carpets in accordance one of the two following alternatives.

**This motion was declared CARRIED with the following votes received:-
YES: 39 NO: 1 ABSTAIN: Nil INVALID: 1**

Service Provider 1 - Master Kelwin dated 20th July 2012 at a cost of \$33,382.64 including GST (Committee preferred option)

CARRIED 39 FOR

Service Provider 2 – Flooring Xtra dated 20th July 2012 at a cost of \$35,453.00 including GST

NOT CARRIED NIL FOR

**Ordinary Motion -
Supervising and
Security Caretaking
Agreement**

The following motion was read to the meeting:-

That the Body Corporate enter into an arrangement for Caretaking and Security Services in accordance with terms circulated with the meeting materials by selecting one of the two following alternatives.

**This motion was declared CARRIED with the following votes received:-
YES: 36 NO: Nil ABSTAIN: 4 INVALID: 1**

A poll vote to decide service provider option was requested.

Service Provider 1 - The Body Corporate for Duhig BUP 106965

- a) Engage Plan B Pty Ltd for the provision of Caretaking Services with the Caretaking Agreement attached;
- b) Ratify the execution of the Caretaking Agreement by the Chairman and Secretary under a common seal, to give the engagement of Plan B Pty Ltd for the provision of Caretaking services.

CARRIED 18 (1493 entitlements) FOR

Service Provider 2 – That the Body Corporate authorise the Committee to enter into agreement terms with the Community Body Corporate (CBC) for the engagement of a service contractor by the CBC on its behalf under terms similar to current arrangements. (Committee preferred option)

NOT CARRIED 18 (1463 entitlements) FOR

There being no further business the meeting closed at 6.45 p.m.

Confirmed

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Chairperson