

SUNRISE AT 1770 CTS 32536

Annual General Meeting Minutes

Date Saturday, 28 August 2021
Time 09:00 AM
Location The Compound Shed, Springs Road, Agnes Water, QLD, 4677

Attendance

| Lot | Owner | Capacity |
|-------|---|-----------------|
| 00005 | Mr Michael Cowie | Electronic vote |
| 00006 | Mr Peter Whitty & Ms Fiona Shoobert | Paper vote |
| 00023 | Mr Brian Taylor | Electronic vote |
| 00024 | Mrs Grace Wightman | Electronic vote |
| 00030 | Mr David Allen | Owner present |
| 00031 | Mrs Stacey Hicks & Mr Hugh Fidler | Paper vote |
| 00037 | Mrs Yvonne Hirsch | Electronic vote |
| 00038 | Mr Allan Greenbank & Mrs Karryn Paech | Electronic vote |
| 00050 | Mr Christopher & Mrs Liza Hawley | Electronic vote |
| 00052 | Mr Michael & Mrs Susan Fallon | Electronic vote |
| 00066 | Mr John McCartney | Owner present |
| 00067 | Esidarap Pty Ltd | Electronic vote |
| 00081 | Mr David & Mrs Julie Bealing | Owner present |
| 00090 | Mrs Jillian Agnew | Electronic vote |
| 00091 | Mr Michael Bellamy & Mrs Geraldine Long | Electronic vote |
| 00092 | Mr Malcolm & Mrs Robyn Hauser | Owner present |
| 00094 | Mr Mark & Mrs Jennifer Simpson | Owner present |
| 00095 | Mr Adam & Mrs Krista Burton | Electronic vote |
| 00096 | Mr Vaughan Carter & Mrs Margaret Keefe | Electronic vote |
| 00098 | Mr Jack & Mrs Sally Michelmores | Electronic vote |
| 00100 | Mr Trevor & Mrs Melody Schultz | Owner present |
| 00111 | Mr Stephen & Mrs Leigh Cunningham | Electronic vote |
| 00112 | Mr Alexandra Bernhardt & Mrs Can Kara | Electronic vote |
| 00122 | Mrs Mya Kiantos | Electronic vote |
| 00133 | Design Properties Pty Ltd | Electronic vote |
| 00137 | Mr Gary Pritchard | Owner present |
| 00143 | Mr Michael Bellamy & Mrs Geraldine Long | Electronic vote |
| 00144 | RT & AJ Hyne Investments Pty Ltd | Electronic vote |
| 00149 | Mr Peter Kemp | Owner present |
| 00151 | Mr Paul & Mrs Sally McClellan | Electronic vote |
| 00153 | Mr Dennis McMahon | Electronic vote |
| 00174 | Mr Charl & Mrs Joanna Van der Merwe | Electronic vote |

Also in attendance

Mr Andrew Staehr - Archers The Strata Professionals
Mr Michael Lane - Caretaker
Mr Ray Hirsch

Chairperson Mr Peter Kemp

Quorum The Chairperson declared that quorum was not achieved, and the meeting was adjourned until Saturday, 4th September 2021 at 9.00am.

SUNRISE AT 1770 CTS 32536

Adjourned Annual General Meeting Minutes

Date Saturday, 4 September 2021
Time 09:00 AM
Location The Compound Shed, Springs Road, Agnes Water, QLD, 4677

Attendance

| Lot | Owner | Capacity |
|-------|---|-----------------|
| 00005 | Mr Michael Cowie | Electronic vote |
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| 00143 | Mr Michael Bellamy & Mrs Geraldine Long | Electronic vote |
| 00144 | RT & AJ Hyne Investments Pty Ltd | Electronic vote |
| 00149 | Mr Peter Kemp | Electronic vote |
| 00151 | Mr Paul & Mrs Sally McClellan | Electronic vote |
| 00153 | Mr Dennis McMahon | Electronic vote |
| 00174 | Mr Charl & Mrs Joanna Van der Merwe | Electronic vote |

Chairperson Mr Peter Kemp

Quorum The Chairperson declared that quorum was achieved.

1. Minutes

That the minutes of the last general meeting held on 29th of August 2020 be confirmed.

| | | | |
|---------------------|--------|------|-----------|
| Ordinary Resolution | 26 Yes | 0 No | 6 Abstain |
| Motion CARRIED. | | | |

2. Statement of Accounts

That the body corporate adopts the statement of accounts for the financial year ended 31st of May 2021 as circulated with this notice.

| | | | |
|---------------------|--------|------|-----------|
| Ordinary Resolution | 32 Yes | 0 No | 0 Abstain |
| Motion CARRIED. | | | |

3. Audit

That the body corporate's statement of accounts for the financial year ending 31st of May 2022 *not* be audited.

*Note: If you want the accounts to be audited, vote **no**. If you do not want the accounts to be audited vote **yes**.*

| | | | |
|--------------------|--------|-------|-----------|
| Special Resolution | 12 Yes | 20 No | 0 Abstain |
| Motion DEFEATED. | | | |

4. Appointing an Auditor

That in the event of an audit being required the body corporate appoint the following:

Michael Thomas of Property Audit Solutions

| | | | |
|---------------------|--------|------|-----------|
| Ordinary Resolution | 30 Yes | 1 No | 1 Abstain |
| Motion CARRIED. | | | |

5. Administrative fund budget and contributions

That an administrative fund budget for the year ending 31st of May 2022 and totalling \$966,612.00 including GST be adopted levied in the following manner:

| Levy Status | Financial Period | Period From | Period To | Due | Admin Fund | Per Lot Entitlement |
|----------------|------------------|--------------------|--------------------|-------------|---------------------|---------------------|
| Already Issued | Current | 01 Jun 2021 | 31 Aug 2021 | 01 Jun 2021 | \$239,170.77 | \$1,382.49 |
| Already Issued | Current | 01 Sep 2021 | 30 Nov 2021 | 01 Sep 2021 | \$239,170.77 | \$1,382.49 |
| To be Issued | Current | 01 Dec 2021 | 28 Feb 2022 | 01 Dec 2021 | \$244,135.87 | \$1,411.19 |
| To be Issued | Current | 01 Mar 2022 | 31 May 2022 | 01 Mar 2022 | \$244,135.87 | \$1,411.19 |
| Total | | 01 Jun 2021 | 31 May 2022 | | \$966,612.00 | \$5,587.36 |

And that the interim levies for the following financial year be issued as follows:

Interim Periods

| Levy Status | Financial Period | Period From | Period To | Due | Admin Fund | Per Lot Entitlement |
|--------------|------------------|--------------------|--------------------|-------------|---------------------|----------------------|
| To be Issued | Next | 01 Jun 2022 | 31 Aug 2022 | 01 Jun 2022 | \$241,653.00 | \$1,396.83815 |
| To be Issued | Next | 01 Sep 2022 | 30 Nov 2022 | 01 Sep 2022 | \$241,653.00 | \$1,396.83815 |
| Total | | 01 Jun 2022 | 30 Nov 2022 | | \$483,306.00 | \$2,793.67630 |

Ordinary Resolution

31 Yes

0 No

1 Abstain
Motion CARRIED.

6. Sinking fund budget and contributions

That the sinking fund budget for the year ending 31st of May 2022 and totalling \$275,000.00 including GST be adopted and levied in the following manner:

| Levy Status | Financial Period | Period From | Period To | Due | Sinking Fund | Per Lot Entitlement |
|----------------|------------------|--------------------|--------------------|-------------|---------------------|---------------------|
| Already Issued | Current | 01 Jun 2021 | 31 Aug 2021 | 01 Jun 2021 | \$28,394.49 | \$164.13 |
| Already Issued | Current | 01 Sep 2021 | 30 Nov 2021 | 01 Sep 2021 | \$28,394.49 | \$164.13 |
| To be Issued | Current | 01 Dec 2021 | 28 Feb 2022 | 01 Dec 2021 | \$109,105.91 | \$630.67 |
| To be Issued | Current | 01 Mar 2022 | 31 May 2022 | 01 Mar 2022 | \$109,105.91 | \$630.67 |
| Total | | 01 Jun 2021 | 31 May 2022 | | \$275,000.00 | \$1,589.60 |

And that the interim levies for the following financial period be issued as follows:

Interim Periods

| Levy Status | Financial Period | Period From | Period To | Due | Sinking Fund | Per Lot Entitlement |
|--------------|------------------|--------------------|--------------------|-------------|---------------------|---------------------|
| To be Issued | Next | 01 Jun 2022 | 31 Aug 2022 | 01 Jun 2022 | \$68,750.00 | \$397.39884 |
| To be Issued | Next | 01 Sep 2022 | 30 Nov 2022 | 01 Sep 2022 | \$68,750.00 | \$397.39884 |
| Total | | 01 Jun 2022 | 30 Nov 2022 | | \$137,500.00 | \$794.79769 |

Ordinary Resolution

29 Yes

1 No

2 Abstain
Motion CARRIED.

7. Insurance

That the following insurance be confirmed:

Note: A certificate of currency is enclosed with this agenda. The information in this motion is a summary of the current policy. If you require specific insurance advice, including advice about personal insurance to complement the body corporate insurance, please contact the insurance broker.

| Policy Number | Underwriter | Current To | Risk Type | Coverage | Excess |
|----------------------------|----------------------------------|-------------|-------------------------|-----------------|------------|
| QRSC15003144 | Strata Community Insurance | 02 Jun 2022 | Building | \$33,037,128.00 | \$1,000.00 |
| | | | Public Liability | \$40,000,000.00 | \$1,000.00 |
| | | | Office Bearers | \$10,000,000.00 | \$1,000.00 |
| | | | Machinery Breakdown | \$100,000.00 | \$1,000.00 |
| | | | Building Catastrophe | \$9,911,138.00 | \$1,000.00 |
| TOTAL PREMIUM: \$56,432.12 | | | | | |

And that the committee be authorised to obtain market quotes, determine the most suitable policy (considering the best interests of the body corporate, terms and cost), and place insurance at the renewal date.

Ordinary Resolution

31 Yes

0 No

1 Abstain
Motion CARRIED.

Election of Committee

Chairperson

Mr Peter Kemp was elected unopposed as Chairperson.

Secretary

Mr David Allen was elected unopposed as Secretary.

Treasurer

Mr John McCartney was elected unopposed as Treasurer.

Ordinary Member

Mrs Julie Bealing, Mrs Robyn Hauser, Mr Gary Pritchard and Mark Simpson were elected to the committee.

The chairperson declared the meeting closed at 09:25 AM.

Secretary PO Box 1191
Mooloolaba
QLD 4557
