

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR
SUNRISE AT 1770 COMMUNITY TITLES SCHEME 32536 HELD AT THE COMPOUND,
SPRINGS ROAD, AGNES WATER ON SATURDAY, 29TH AUGUST 2020 AT 9.00 A.M.**

Representation:	Mr M Cowie	Owner Lot 5 (via phone)
	Mr K & Mrs S Michel	Owners Lot 9
	Mr A Hamilton	Co-Owner Lot 11
	Mr K Michel	Owner Lot 20
	Mr M Hulst	Owners Lots 24 & 47
	Mr M Comley	Co-Owner Lot 26
	Mr A Clairs	Co-Owner Lot 27
	Mr D Allen	Co-Owner Lots 30 & 31
	Mrs A Smith	Co-Owner Lot 32
	Ms A Stephens	Owner Lot 42
	Ms S Clark	Rep-Owner Lots 55 & 56 (via phone)
	Mrs S Michel	Rep-Owner Lot 61
	Mr D & Mrs J Bealing	Owners Lot 81
	Mrs R Hauser	Co-Owner Lot 92
	Mr M Simpson	Co-Owner Lot 94
	Mr T Schultz	Owner Lots 95 & 132
	Mr T & Mrs M Schultz	Owners Lot 100
	Mr F Hermes	Owner Lot 103
	Ms M Kiantos	Owner Lot 122
	Mr G Pritchard	Co-Owner Lot 137
	Mr R Reddacliff	Co-Owner Lot 147
	Mr P Kemp	Co-Owner Lot 149
	Mr D McMahon	Owner Lot 153
	Mr Andrew Staehr	Representing Archers the Strata Professionals
Apologies:	Mr P Coronas	Owner Lot 86
Proxies:	Mr T Fairfax (as Company Nominee of Micasea Pty Ltd)	Owner Lot 61 in favour of Mrs S Michel
Company Nominees:	Micasea Pty Ltd	Owner Lot 61 in favour of Mr T Fairfax
	Esidarap Pty Ltd	Owner Lot 67 in favour of Mr R Payne
	Jellbrook Pty Ltd	Owner Lot 106 in favour of Mr R Bushaway
	RT & AJ Hyne Investments	Owner Lot 144 in favour of Mr R Hyne
	Pty Ltd As Trustee	
	SGP Rock Pty Ltd	Owner Lot 146 in favour of Mrs S Pratt
Voting	Papers	
(Motions 1 – 10):	Mr M Cowie	Owner Lot 5
	Mr P Whitty & Ms F Shoobert	Owners Lot 6
	Mr K & Mrs S Michel	Owners Lot 9
	Mr A & Mrs S Hamilton	Owners Lot 11
	Mr P Jensen	Owner Lot 12
	Mr L & Mrs A Smith	Owners Lots 13 & 32
	Mr G Simpson & Ms K Elsmore	Owners Lot 17
	Mr D Chapman	Owner Lot 18
	Mr K Michel	Owner Lot 20
	Mr M & Mrs J Hulst	Owners Lots 24 & 47
	Mr M & Ms M Comley	Owners Lot 26
	Mr A & Mrs S Clairs	Owners Lot 27
	Mr R Watkins & Mr D Allen	Owners Lots 30 & 31
	Mr D & Mrs M Drew	Owners Lot 35
	Mr A & Mrs M Cowan	Owners Lot 49

Mr C & Mrs L Hawley	Owners Lot 50
Mr W & Mrs A Hughes	Owners Lot 51
Mr B & Mrs A Croser	Owner Lots 57, 58 & 85
Mr J McCartney	Owner Lot 66
Esidarap Pty Ltd	Owner Lot 67
Mr D & Mrs J Bealing	Owners Lot 81
Mr P Corones	Owner Lot 86
Mr M & Mrs R Hauser	Owners Lot 92
Mr M & Mrs J Simpson	Owners Lot 94
Mr T Schultz	Owner Lots 95 & 132
Mr T & Mrs M Schultz	Owners Lot 100
Mr F Hermes	Owner Lot 103
Jellbrook Pty Ltd	Owner Lot 106
Mr S & Mrs L Cunningham	Owners Lot 111
Mrs B & Mr G Collins	Owners Lot 112
Mr R Kinkead-Weekes & Ms A F Best	Owners Lot 114
Mr R Kinkead-Weekes	Owner Lots 115 & 116
Mr G & Mrs K Pritchard	Owners Lot 137
RT & AJ Hyne Investments Pty Ltd	Owner Lot 144
SGP Rock Pty Ltd	Owner Lot 146
Mr R & Mrs R Reddacliff	Owners Lot 147
Mr P & Mrs J Kemp	Owners Lot 149
Mr B & Mrs E MacDonald	Owners Lot 150
Mr D McMahon	Owner Lot 153
Mr P Jensen	Owner Lot 156
Mr T Kotzee	Owner Lot 159
Mr R & Mrs P Holden	Owners Lot 174

Chairperson: Mr Peter Kemp

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 9.30 a.m.

Adjournment: At 9.30 a.m. the Chairperson advised that a quorum was not achieved for this meeting and therefore the meeting was adjourned to Saturday, 5th September 2020 at 9.00 a.m. pursuant to the provisions of the Body Corporate and Community Management Act 1997.

Mr Pritchard announced to the meeting that the committee had agreed to commemorate the service provided to the body corporate by Mr Keith Michel by naming the Surf Tower in his honour and the below plaque has been erected.



SUNRISE AT 1770 Minutes of an Adjourned AGM

All correspondence to be addressed to The Secretary Mr David Allen, c/- Archers PO Box 1191, MOOLOOLABA QLD 4557,

**MINUTES OF THE ADJOURNED ANNUAL GENERAL MEETING OF THE
BODY CORPORATE FOR SUNRISE AT 1770 COMMUNITY TITLES SCHEME 32536
HELD AT THE OFFICE OF ARCHERS THE STRATA PROFESSIONALS, FIRST LEVEL,
35 DALTON DRIVE, MAROOCHYDORE
ON SATURDAY, 5TH SEPTEMBER 2020 AT 9.00 A.M.**

Representation:	Mr Andrew Staehr	Representing Archers the Strata Professionals
Voting Papers:	Mr M Cowie	Owner Lot 5
	Mr P Whitty & Ms F Shoobert	Owners Lot 6
	Mr K & Mrs S Michel	Owners Lot 9
	Mr A & Mrs S Hamilton	Owners Lot 11
	Mr P Jensen	Owner Lot 12
	Mr L & Mrs A Smith	Owners Lots 13 & 32
	Mr G Simpson & Ms K Elsmore	Owners Lot 17
	Mr D Chapman	Owner Lot 18
	Mr K Michel	Owner Lot 20
	Mr M & Mrs J Hulst	Owners Lots 24 & 47
	Mr M & Ms M Comley	Owners Lot 26
	Mr A & Mrs S Clairs	Owners Lot 27
	Mr R Watkins & Mr D Allen	Owners Lots 30 & 31
	Mr D & Mrs M Drew	Owners Lot 35
	Mrs A Stephens	Owner Lot 42
	Mr A & Mrs M Cowan	Owners Lot 49
	Mr C & Mrs L Hawley	Owners Lot 50
	Mr W & Mrs A Hughes	Owners Lot 51
	Mr B & Mrs A Croser	Owner Lots 57, 58 & 85
	Mr J McCartney	Owner Lot 66
	Esidarap Pty Ltd	Owner Lot 67
	Mr D & Mrs J Bealing	Owners Lot 81
	Mr P Corones	Owner Lot 86
	Mr M & Mrs R Hauser	Owners Lot 92
	Mr M & Mrs J Simpson	Owners Lot 94
	Mr T Schultz	Owner Lots 95 & 132
	Mr T & Mrs M Schultz	Owners Lot 100
	Mr F Hermes	Owner Lot 103
	Jellbrook Pty Ltd	Owner Lot 106
	Mr S & Mrs L Cunningham	Owners Lot 111
	Mrs B & Mr G Collins	Owners Lot 112
	Mr R Kinkead-Weekes & Ms A F Best	Owners Lot 114
	Mr R Kinkead-Weekes	Owner Lots 115 & 116
	Mr D & Mrs B Trethewy	Owner Lot 118
	Mr M Kiantos	Owner Lot 122
	Mr G & Mrs K Pritchard	Owners Lot 137
	RT & AJ Hyne Investments Pty Ltd	Owner Lot 144
	SGP Rock Pty Ltd	Owner Lot 146
	Mr R & Mrs R Reddacliff	Owners Lot 147
	Mr P & Mrs J Kemp	Owners Lot 149
	Mr B & Mrs E MacDonald	Owners Lot 150
	Mr D McMahon	Owner Lot 153
	Mr P Jensen	Owner Lot 156
	Mr T Kotzee	Owner Lot 159
	Mr R & Mrs P Holden	Owners Lot 174
	Mr M Cowie	Owner Lot 5
	Mr P Whitty & Ms F Shoobert	Owners Lot 6
	Mr K & Mrs S Michel	Owners Lot 9
	Mr A & Mrs S Hamilton	Owners Lot 11
	Mr P Jensen	Owner Lot 12

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Mr L & Mrs A Smith	Owners Lots 13 & 32
Mr G Simpson & Ms K Elsmore	Owners Lot 17
Mr D Chapman	Owner Lot 18
Mr K Michel	Owner Lot 20
Mr M & Mrs J Hulst	Owners Lots 24 & 47
Mr M & Ms M Comley	Owners Lot 26
Mr A & Mrs S Clairs	Owners Lot 27
Mr R Watkins & Mr D Allen	Owners Lots 30 & 31
Mr D & Mrs M Drew	Owners Lot 35

Chairperson: Mr Andrew Staehr

Motion 1. The following motion was read to the meeting:-

Ordinary Resolution – Minutes of Previous Meeting: That the Minutes of the Extraordinary General Meeting held on 21st March 2020 and forwarded to Owners thereafter, be adopted as a true and correct record.

This motion was declared CARRIED with the following votes received:-
YES: 35 NO: Nil ABSTAIN: 7 INVALID: 9

Motion 2. The following motion was read to the meeting:-

Ordinary Resolution – Statement of Accounts: That the Audited Statement of Accounts for the year ended 31 May 2020 together with Balance Sheet as at that date be received and adopted .

This motion was declared CARRIED with the following votes received:-
YES: 39 NO: Nil ABSTAIN: 3 INVALID: 9

Motion 3. The following motion was read to the meeting:-

Special Resolution – Audit of the Books and Records of the Body Corporate: That the Body Corporate's Statement of Accounts for the financial year ending 31 May 2021 NOT be audited.

This motion was declared NOT CARRIED with the following votes received:-
YES: 7 NO: 34 ABSTAIN: 1 INVALID: 9

Motion 4. The following motion was read to the meeting:-

Ordinary Resolution – Appointment of Auditor: 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:-

Mr Michael Thomas of Property Audit Solutions

This motion was declared CARRIED with the following votes received:-
YES: 40 NO: Nil ABSTAIN: 2 INVALID: 9

Motion 5. The following motion was read to the meeting:-

Ordinary Resolution – Administrative Fund Budget & Contributions: That pursuant to Section 137(1) of the Body Corporate & Community Management Act (Accommodation Module) Regulation 2008, the Administrative Fund for the year ending 31 May 2021 be \$956,680.00 gross (being \$5,529.94 per unit of entitlement) and that pursuant to Section 139(1) of the Body Corporate & Community Management Act (Accommodation Module) Regulation 2008, and the contributions in respect to the Administrative Fund shall be due & payable as follows:-

<u>Period</u>	<u>Contribution per Unit of Entitlement</u>	<u>Due Date for Payment</u>
01/06/20 – 31/08/20	\$1,336.55	01/06/20-already levied
01/09/20 – 30/11/20	\$1,336.55	01/09/20-already levied
01/12/20 – 28/02/21	\$1,428.42	01/12/20
01/03/21 – 31/05/21	\$1,428.42	01/03/21

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And further that, pursuant to Section 139(3) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008, as the levies for this Body Corporate are collected in three - monthly instalments the Treasurer be authorised to issue the levy notices for the first half of the ensuing 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>
01/06/21 – 31/08/21	\$1,382.49	01/06/21
01/09/21 – 30/11/21	\$1,382.49	01/09/21

This motion was declared CARRIED the following votes received:-
YES: 40 NO: 2 ABSTAIN: Nil INVALID: 9

Motion 6.

The following motion was read to the meeting:-

Ordinary Resolution – Sinking Fund Budget & Contributions:

That pursuant to Section 137(1) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008, the Sinking Fund for the year ending 31 May 2021 be \$113,575.00 gross (being \$656.50 per unit of entitlement) and that pursuant to Section 139(1) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008, and the contributions in respect to the Sinking Fund shall be due & payable as follows:-

<u>Period</u>	<u>Contribution per Unit of Entitlement</u>	<u>Due Date for Payment</u>
01/06/20 – 31/08/20	\$136.71	01/06/20-already levied
01/09/20 – 30/11/20	\$136.71	01/09/20-already levied
01/12/20 – 28/02/21	\$191.54	01/12/20
01/03/21 – 31/05/21	\$191.54	01/03/21

And further that, pursuant to Section 139(3) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008, as the levies for this Body Corporate are collected in three - monthly instalments the Treasurer be authorised to issue the levy notices for the first half of the ensuing 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>
01/06/21 – 31/08/21	\$164.13	01/06/21
01/09/21 – 30/11/21	\$164.13	01/09/21

This motion was declared CARRIED the following votes received:-
YES: 40 NO: 2 ABSTAIN: Nil INVALID: 9

Motion 7.

The following motion was read to the meeting:-

Ordinary Resolution – Confirmation of Insurance:

That the following insurance be confirmed:-
 Insurer: Strata Community Insurance
 Policy No: QRSC15003144
 Due Date: 02/06/2021
 Sum Insured: Building \$32,074,882
 Public Liability \$20,000,000
 Office Bearers \$5,000,000
 Premium: \$56,203.62
 Excess: \$1000

And that the Committee of the Body Corporate be authorised to obtain quotes and place insurance based on the best premium and terms available upon expiry of the current policy.

This motion was declared CARRIED the following votes received:-
YES: 42 NO: Nil ABSTAIN: Nil INVALID: 9

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Motion 8.

The following motion was read to the meeting:-

**Ordinary Resolution
– Electronic Delivery
of Notices:**

The Body Corporate hereby resolves that:

1. it may, in addition to the existing authorised methods of delivery of notices, deliver all notices, documents, correspondence, communications and other forms of information ("Notices") by way of an electronic communication, including email, SMS, facsimile and the sharing of a digital file via a digital file sharing system, provided that the recipient of the Notices has consented to the Notices being given by an electronic communication, with such consent to be express or inferred by the conduct of the recipient;
2. the Notices delivered by an electronic communication will be deemed to be delivered when the electronic communication containing or attaching the Notices, or hyperlink to the Notices, becomes capable of being retrieved by the recipient at the recipient's electronic address or any information system controlled by or on behalf of the recipient;
3. lot owners may, in addition to the existing authorised methods of delivery of notices, voting papers, correspondence and or any other materials to the Secretary as prescribed by the Body Corporate and Community Management Act 1997 and Body Corporate and Community Management Regulations ("Secretarial Notices"), deliver all Secretarial Notices to the Secretary electronically via the email address [nominated by the Secretary](#) and otherwise by delivery to the address or Post Office Box specified in a declaration of address submitted by the Secretary as listed in this notice; and
4. all Notices which are required to be signed may, in addition to any other lawful method of signing, be signed by way of electronic signature or some other method of identifying the sender and confirming the contents of the Notice to be decided by the Body Corporate.

This motion was declared CARRIED the following votes received:-

YES: 39

NO: 2

ABSTAIN: Nil

INVALID: 9

Motion 9.

The following motion was read to the meeting :-

**Ordinary Resolution
– Electronic Voting:**

The Body Corporate hereby resolves that:

1. voters may, in addition to the existing authorised methods of voting, cast electronic votes via the electronic voting system adopted by the Body Corporate, including, without limitation, a vote in relation to
 - a. all open motions at any general meeting of the Body Corporate;
 - b. all motions to be decided by way of secret ballot at any general meeting of the Body Corporate; and
 - c. all secret or open ballots for the election of committee members at any general meeting of the Body Corporate;
2. voters may, in addition to the existing authorised methods of attending a General Meeting, attend by way of teleconference, videoconference or the submission of an electronic voting paper and by so doing will be accepted as being present in person at the General Meeting;
3. committee members may, in addition to the existing authorised methods of voting, cast an electronic vote via the electronic voting system on any motion to be decided by the committee;
4. committee members may, in addition to the existing authorised methods of attending committee meetings attend by way of teleconference, videoconference or the submission of an electronic voting paper and by so doing will be accepted as being present in person at the committee meeting;
5. the Body Corporate Manager or the committee may do all things reasonably necessary to activate the electronic voting system and to facilitate its use by the Body Corporate, the committee and the voters, including, without limitation, the execution of all necessary documents;

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6. any documents which are required to be signed in connection with electronic voting may, in addition to any other lawful method of signing, be signed by way of electronic signature or some other method of identifying the sender and confirming the contents of the document to be decided by the Body Corporate.

This motion was declared CARRIED the following votes received:-

YES: 40 NO: 2 ABSTAIN: Nil INVALID: 9

Motion 10.

The following motion was read to the meeting :-

**Ordinary Resolution
– New Community
Management
System:**

That the Body Corporate:

1. consents to the amendment of the existing Community Management Statement for the Scheme, by the recording of a New Community Management Statement for the Scheme;
2. authorises the Chairperson and the Secretary or two other Committee Members or the Secretary acting alone or in any other way authorised by law to execute under the seal of the Body Corporate the New Community Management Statement;
3. consents to the recording of the New Community Management Statement for the Scheme with the Queensland titles office; and
4. authorises that its common seal may be affixed to the New Community Management Statement after execution on behalf of the Body Corporate.

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

YES: 32 NO: 4 ABSTAIN: 4 INVALID: 9

**Election of
Committee:**

CHAIRPERSON:

As **Mr Peter Kemp** was the only nomination received for the position of Chairperson, pursuant to Section 26(1) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008, he was duly elected.

SECRETARY:

As the total number of candidates is more than the maximum members required (seven), as per Section 26(6) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008 a ballot was conducted with the following votes received;

Mr David Allen	38 Votes (<i>Duly Elected</i>)
Mr Gary Pritchard	28 Votes

TREASURER:

As **Mr John McCartney** was the only nomination received for the position of Treasurer, pursuant to Section 26(1) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008, he was duly elected.

COMMITTEE POSITIONS:

As the total number of candidates is more than the maximum members required (seven), as per Section 27(10) of the Body Corporate and Community Management Act (Accommodation Module) Regulation 2008 a ballot was conducted with the following votes received;

Mr Mark Simpson	61 Votes (<i>Duly Elected</i>)
Mrs Robyn Hauser	60 Votes (<i>Duly Elected</i>)
Mrs Julie Bealing	40 Votes (<i>Duly Elected</i>)
Mr Gary Pritchard	31 Votes (<i>Duly Elected</i>)
Mr Michael Comley	51 Votes (<i>Ineligible due to levy arrears – levy due 1.9.2020</i>)
Mr Mark Hulst	27 Votes

SUNRISE AT 1770 Minutes of an Adjourned AGM

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The following are appointed members of the Committee as **NON-VOTING Members.**

**Body Corporate Manager
Caretaking Services Contractor**

Please Note:

A member's position automatically becomes vacant if the member is not present personally or by proxy at 2 consecutive meetings of the committee without the committee's leave.

There being no further business, the meeting closed at 9.30 a.m.