

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE PROPRIETORS FOR
CP 'A' NOTRE DAME BUILDING UNITS PLAN 106912
HELD AT 41 GOTHA STREET, FORTITUDE VALLEY, BRISBANE QLD 4001 ON
WEDNESDAY, 21ST NOVEMBER 2012 AT 5:30PM.**

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| Representation: | Ms K Chan | Rep – Owners Lots 1, 11, 17, 67, 75, 77, 80, 126 & 151 |
| | Mr J Stewart | Owner Lot 5 |
| | Mr T Raumer | Rep – Owner Lots 43, 58, 88, 102, 109 & 154 |
| | Mr P Spicer | Owner Lot 55 |
| | Mr N Murphy | Owner Lot 115 |
| | Mr P Zunker | Co - Owner Lot 140 & Rep – Owners Lots 24, 141, 155 & 157 |
| | Mr L Anlezark | Owner Lot 147 & Rep – Owner Lots 27, 90, 106 & 152 |
| | Mr K Abrahams | Owner Lot 150 |
| | Mr Grant Mifsud | Archers Body Corporate Management Pty Ltd |
| Apologies: | Nil | |
| Proxies: | Mr R & Mrs M Low | Lot 1 in favour of Ms K Chan |
| | Mr H Nishino | Lot 11 in favour of Ms K Chan |
| | Mr Chao-Yin & Ms Yu Song | Lot 17 in favour of Ms K Chan |
| | Mr H Hardcastle | Lot 24 in favour of Mr P Zunker |
| | Mr I Goodwin | Lot 27 & 106 in favour of Mr L Anlezark |
| | Mr P & Mrs S Lewis | Lot 43, 58, 102 & 154 in favour of Mr T Raumer |
| | Mr F He | Lot 67 in favour of Ms K Chan |
| | Ms A Folino | Lot 75 in favour of Ms K Chan |
| | Mr J Burnett | Lot 77 in favour of Ms K Chan |
| | Ms C Chau | Lot 80 in favour of Ms K Chan |
| | Mr C & Mrs K Nelson | Lot 88 in favour of Mr T Raumer |
| | Mr F & Mrs P Smedley | Lot 90 in favour of Mr L Anlezark |
| | Mr P Lewis | Lot 109 in favour of Mr T Raumer |
| | Mr Z Song & Ms J Man | Lot 126 in favour of Ms K Chan |
| | Mr R Rantos & Mr B Tilles | Lot 141 in favour of Mr P Zunker |
| | Mr L & Mrs R Plahn | Lot 151 in favour of Ms K Chan |
| | Mr M Shaltiel | Lot 152 in favour of Mr L Anlezark |
| | Mr J De Menezes | Lot 155 in favour of Mr P Zunker |
| | Ms J Catania | Lot 157 in favour of Mr P Zunker |
| Company Nominees: | Landgreat Management Pty Ltd | Lot 4 in favour of Mr M Chan |
| | Sandy Creek Pastoral Co P/L | Lot 109 in favour of Mr P Lewis |
| Voting Papers: | Ms K Chan | Rep - Owner Lots 1, 11, 17, 67, 75, 77, 80, 126 & 151 |
| | Mr M Chan | Rep - Owner Lot 4 |
| | Mr J Stewart | Owner Lot 5 |
| | Mr C Chumpitaz | Owner Lot 14 |
| | Mr J Fleming | Owner Lot 20 |
| | Mr W Stevenson | Owner Lot 36 |
| | Ms K Doherty | Owner Lot 54 |
| | Mr P Spicer | Owner Lot 55 |
| | Mr F & Mrs P Smedley | Owners Lot 90 |
| | Mr N Murphy | Owner Lot 115 |
| | Mr M & Mrs M McKenzie | Owners Lot 118 |
| | Mr C Cunnington | Owner Lot 129 |
| | Mr K Abrahams | Owner Lot 150 |
| Chairperson: | Lindsay Anlezark | |
| 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 Wednesday, 28th November 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 'A' NOTRE DAME BUILDING UNITS PLAN 106912 HELD AT
41 GOTHA STREET, FORTITUDE VALLEY, BRISBANE QLD 4001 ON
WEDNESDAY, 28TH NOVEMBER 2012 AT 5:30PM.**

| | | |
|--------------------------|--|--|
| Representation: | Mr R Blackburn Mr T Raumer Mr P Spicer Mr P Zunker Mr L Anlezark Mr Grant Mifsud | Owner Lot 38 Rep – Owners Lots 43, 58, 88, 102, 109 & 154 Owner Lot 55 Co – Owner Lot 140 & Rep – Owners Lots 24, 141, 155 & 157 Owner Lot 147 & Rep – Owners Lots 27, 90, 106 & 152 Archers Body Corporate Management Pty Ltd |
| Apologies: | Nil | |
| Proxies: | Mr R & Mrs M Low Mr H Nishino Mr Chao-Yin & Ms Yu Song Mr H Hardcastle Mr I Goodwin Mr P & Mrs S Lewis Mr F He Ms A Folino Mr J Burnett Ms C Chau Mr C & Mrs K Nelson Mr F & Mrs P Smedley Mr P Lewis Mr Z Song & Ms J Man Mr R Rantos & Mr B Tilles Mr L & Mrs R Plahn Mr M Shaltiel Mr J De Menezes Ms J Catania | Lot 1 in favour of Ms K Chan Lot 11 in favour of Ms K Chan Lot 17 in favour of Ms K Chan Lot 24 in favour of Mr P Zunker Lot 27 & 106 in favour of Mr L Anlezark Lot 43, 58, 102 & 154 in favour of Mr T Raumer Lot 67 in favour of Ms K Chan Lot 75 in favour of Ms K Chan Lot 77 in favour of Ms K Chan Lot 80 in favour of Ms K Chan Lot 88 in favour of Mr T Raumer Lot 90 in favour of Mr L Anlezark Lot 109 in favour of Mr T Raumer Lot 126 in favour of Ms K Chan Lot 141 in favour of Mr P Zunker Lot 151 in favour of Ms K Chan Lot 152 in favour of Mr L Anlezark Lot 155 in favour of Mr P Zunker Lot 157 in favour of Mr P Zunker |
| Company Nominees: | Landgreat Management Pty Ltd Sandy Creek Pastoral Co P/L | Lot 4 in favour of Mr M Chan Lot 109 in favour of Mr P Lewis |
| Voting Papers: | Ms K Chan Mr M Chan Mr J Stewart Mr C Chumpitaz Mr J Fleming Mr W Stevenson Ms K Doherty Mr P Spicer Mr F & Mrs P Smedley Mr N Murphy Mr M & Mrs M McKenzie Mr C Cunningham Mr K Abrahams | Rep - Owner Lots 1, 11, 17, 67, 75, 77, 80, 126 & 151 Rep - Owner Lot 4 Owner Lot 5 Owner Lot 14 Owner Lot 20 Owner Lot 36 Owner Lot 54 Owner Lot 55 Owners Lot 90 Owner Lot 115 Owners Lot 118 Owner Lot 129 Owner Lot 150 |
| 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: | Lindsay Anlezark | |

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

The following motion was read to the meeting :-

That the Minutes of the Extraordinary General Meeting held on 2nd 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: 36 NO: Nil ABSTAIN: 1 INVALID: Nil**

**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: 36 NO: Nil ABSTAIN: 1 INVALID: Nil**

**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: 3 NO: 33 ABSTAIN: 1 INVALID: Nil**

**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: 35 NO: Nil ABSTAIN: 2 INVALID: Nil**

**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 \$649,986.00 Gross (being \$61.9565 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 | \$15.3000 | 01/09/12-alreday levied |
| 01/12/12-28/02/13 | \$15.3000 | 01/12/12-already levied |
| 01/03/13-31/05/13 | \$15.6782 | 01/03/13 |
| 01/06/13-31/08/13 | \$15.6782 | 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 | \$15.4891 | 01/09/13 |
| 01/12/13-28/02/14 | \$15.4891 | 01/12/13 |

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

**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 which are further to the balcony enclosure conditions approved at the EGM held 2nd August 2012:

- 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: 35 NO: Nil ABSTAIN: 2 INVALID: Nil

**Election of
Committee:**

CHAIRPERSON:

As **Mr Lindsay Anlezark** 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 Noel Murphy** being duly elected.

TREASURER:

As no nominations were received for the position of Treasurer, nominations were called from the floor pursuant resulting in **Mr Paul Spicer** being duly elected.

COMMITTEE POSITIONS:

As the following nominations were the only nominations received, they were duly elected.

**Mr Kelvin Abrahams
Ms Kathleen Chan
Mr Peter Zunker
Mrs Lorraine Zunker**

CBC REPRESENTATIVES POSITION:

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

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.

There being no further business, the meeting closed at 5.40p.m.

Confirmed.

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Chairperson