

MINUTES OF ANNUAL GENERAL MEETING
OF THE BODY CORPORATE
held on 27th September, 2024 at 10.00am
in Gracemere Manor.

Meeting opened at 10.05 am

1. Attendance. Apologies:

Attendance: Chairman, Pat Bowen, Secretary, Cheryl Hodges, Treasurer, John Weeden.
Committee members -Tom Shaw, Arnold Vandenhurk, Keith Van Rangelrooy, Bronwyn West.
Cosimo Ronconi, Community Manager.

Lot owners in attendance: 22. (Eligible voters = 17 - i.e.1 vote per villa, S/A).

Aveo Way Nominee, Cosimo Ronconi: 169.

Eligible voters (in attendance + Postal Votes (1) + Proxies (0): Total = 187.

Apologies: Maria Husbands, Jane Hill, Peter Fife, Pauline Shaw, Mick Wallace, Karen Wright, Kathy Van Rangelrooy, Marie Higgins, Terri Waddell.

2. Admittance of Postal Voting papers:

Total number of Postal Votes received: 1.

3. Appointment of Scrutineers:

George West, John Davies, Denise Hattenfels.

4. Chairman's Report: Pat Bowen. THE CHAIRMAN'S ANNUAL REPORT –

Looking back on the 12 months since the last AGM, there has been an updated project added to the Body Corporate agenda - the renewal of the Village painting contract that was started 11 years ago and has now expired.

Tenders were received from 6 companies but these were reduced to Higgins and Programmed Property Services.

Following weeks of renegotiation with both companies, it was finally the committee's recommendation for Aveo to give the new contract to Higgins who had held the previous contract.

Aveo then set a precedent by giving all residents in the village, both lease owners and lot owners, a vote on the outcome.

After further consultation by Aveo with all residents, the matter was finally resolved at a EGM meeting held on 25th June, 2024 with the result - Higgins 62 votes, PPS 10 votes. Higgins won the contract for the next 11 years.

The next contentious issue was the renewal of the grounds and garden contract with HEDGE. This follows the previous disappointing twelve months of poor performances.

However HEDGE did have the option of a further 12 months on their existing contract which Aveo granted with strict conditions.

Over the last few months Hedge have met their obligations which include a weekly report to management and a 6 weekly report on compliance of the village.

This report was signed by Hedge and the community manager, then handed to the Body Corporate committee for a random follow up.

So far Hedge has completed their obligations to the village.

A special thanks to the Residents' Association Committee for allowing the Body Corporate Committee to participate in Budget discussions, which I believe is beneficial to both committees & gives a clearer understanding of the responsibility of each committee.

At this stage I wish to thank the committee members for their commitment over the last 12 months and a special thanks to John Weeden who has given many years as Treasurer to the Body Corporate but has now retired. A special thanks to Cheryl Hodges, my right hand Secretary, who has decided to stay on for another 12 months.

Pat Bowen – Chairman. Body Corporate Committee

5. MOTIONS

MOTION 1 – CONFIRMATION OF PREVIOUS GENERAL MEETING

Ordinary Resolution

Statutory Motion

That, by ordinary resolution, the minutes of the last general meeting dated Tuesday, 25 June 2024 as previously circulated, be confirmed as a correct record.

An explanatory note for the motion is included in the explanatory schedule.

Moved: Arnold Vandenhurk. Seconded: Terry Gleeson.

The Chair declared the Motion passed.

MOTION 2 – DECISION NOT TO AUDIT ACCOUNTS

Special Resolution

Statutory Motion

That by special resolution, and in accordance with Section 176 (1)(b) the body corporate's statement of accounts for the financial year ending 30/06/2024 not be audited.

VOTING INSTRUCTIONS

*(if you want the accounts to be audited, vote **NO**; if you do not want the accounts to be audited, vote **YES**)*

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 179	NO = 1	ABSTAIN = 1
--------	-----------	--------	-------------

The Chair declared the Motion passed.

MOTION 3: APPOINTMENT OF AUDITOR

Ordinary resolution

Statutory Motion

That, by ordinary resolution, the body corporate appoints an auditor (qualified in accordance with SM s177) to audit the body corporate's statement of accounts for the financial year ending 30/6/2024

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES	NO	ABSTAIN
--------	-----	----	---------

Motion 3 ruled out of order because Motion 2 was passed.

MOTION 4: APPOINTMENT OF BODY CORPORATE MANAGER*Special Resolution**Submitted by committee*

That, in accordance with section 135 (1)(a) of the Body Corporate and Community Management (Standard Module) Regulation 2020 Qld, the Body Corporate re-appoint the Manager to provide body corporate management services under the New Management Agreement, a copy of which is attached to this motion as Attachment 2

Resolved that by ordinary resolution that the Body Corporate:

- Re-appoint the Manager to provide body corporate management services under the New Management Agreement, a copy of which is attached to this motion as Attachment 2 to this motion; and
- Duly exclude the New Management Agreement attached to this motion to give effect to the motions and resolution referred to above and provide a copy to the Manager.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 182	NO = 0	ABSTAIN = 0
--------	-----------	--------	-------------

The Chair declared the Motion passed.

MOTION 5: ADOPTION OF THE FINANCIAL STATEMENT*Ordinary Resolution**Statutory Motion*

That, by ordinary resolution, the statement of income and expenditure for the year ended 30/06/2024, circulated with the agenda, be adopted and that all expenditure ratified as true expenditure.

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 183	NO = 0	ABSTAIN = 0
--------	-----------	--------	-------------

The Chair declared the Motion passed.

MOTION 6: APPROVE ADMINISTRATON FUND BUDGETS*Ordinary resolution**Submitted by committee and Statutory Motion***Administration Fund Budget & Contributions**

That an administration fund budget for the year ended 30 June 2025 and totalling \$ 228,687.00 be adopted and monthly contributions be levied in the following manner:

- ILU Freehold Sublease: \$ 85.71
- ILU Freehold (Taxable): \$ 94.28
- ILU Leasehold: \$94.28
- SA Freehold Sublease: \$59.55
- SA Leasehold: \$ 59.55
- ILA Freehold: \$59.55
- ILA Leasehold: \$ 59.55

An explanatory note for the motion is included in the explanatory schedule.

VOTING	YES = 183	NO = 0	ABSTAIN = 0
--------	-----------	--------	-------------

The Chair declared the Motion passed.

MOTION 7: ADOPTION OF SINKING FUND CONTRIBUTION

Ordinary resolution

Submitted by committee and Statutory Motion

In accordance with SMs160 the Body Corporate set the contributions per lot entitlement for the new financial year as follows:-

That the sinking fund budget included with meeting notice is approved and pursuant to Section 139 (1) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Sinking Fund contribution for the year ending 30 June 2025 be \$202,708.00 and that pursuant to Section 139(1) of the Body Corporate and Community Management (Standard Module) Regular 2008, the contributions in respect to the Sinking Fund shall be due and payable in monthly instalments of \$42.33 per lot entitlement.

It is further resolved that, pursuant to Section 141 (3) of the Body Corporate and Community Management (Standard Module) Regulation 2008, the Treasurer be authorised to issue the levy notices for the first five months of the following financial year at the interim rate as fixed by the Committee.

An explanatory note for the motion is included in the explanatory schedule.

VOTING YES = 183 NO = 0 ABSTAIN = 0

The Chair declared the Motion passed.

6. Election of Body Corporate Committee for 2024/2025.

*John Weeden assumed the role of Returning Officer for the Elections.
The Returning Officer declared all positions on the Body Corporate Committee vacant.*

The Returning Officer called for Nominations for the position of Treasurer – Tom Shaw was Nominated by Bronwyn West & Seconded by Keith Van Rangelrooy. Elected unopposed.

As all Nominations for other positions on the Committee comply with Sections 26(1) & 27(3) of the Body Corporate and community Management (Standard Module) Regulation 2008, the nominees were elected unopposed.

Chairman - Pat Bowen.
Secretary - Cheryl Hodges.
Treasurer - Tom Shaw.

Ordinary Committee members – (in alphabetical order) Jan Corlett, Arnold Vandenhurk, Keith Van Rangelrooy, Bronwyn West.

7. Date of next Body Corporate AGM: September, 2025. (TBA)

8. Close of meeting: 10.32am

Chairman:

Date: