

MINUTES OF THE ANNUAL GENERAL MEETING
THE OWNERS SAILFISH POINT CTS 20973
HELD AT BURLEIGH BEARS CLUB
80 PACIFIC AVENUE MIAMI
29 MARCH 2018

ADDENDUM TO THE MINUTES

On instruction from the Body Corporate Secretary, Jenny Purdie we provide the following addendum to the AGM minutes.

Please add for the information of all owners that:-

Jenni Purdy owner of unit 65 asked through the Chair that a Procedural motion for the meeting be made requesting that the meeting be recorded for the accuracy of the minutes and Lee Saris to record it.

Discussion followed.

Recording to be in the custody and control of Jenni Purdy.

I believe It is legal to record a meeting in Queensland voted on or not I. A show of hands from the floor was greater for the motion than against. The majority were in favour of the meeting being recorded.

An associate of CBCS Tania said there were 69 owners not present and 30 in the room therefore 69 would be in the negative for a motion put to the meeting.

FOR EXAMPLE, A Procedural motion, a motion to amend minutes of or an amendment to a motion.

Under the legislation only the owners who submitted voting papers and not present or without proxies would be in the negative. Therefore the correct number in the negative should have been 20 given by the returning officer.

I believe therefore a motion from the floor of the meeting with proxies and all in favour of the motion, would have been a greater number by 10 votes than the negative number for voters not present.

Voting completed.

Question from M. Fitzgerald to the Returning Officer. You have confirmed an owner with body corporate debt has the right to vote on a motion without descent. Could you clarify they also may vote on choosing a committee member. Asked for this to be in the minutes.

The returning officer said they would accept the votes.

Check PART 4 voting at GENERAL MEETINGS. 82 Displacement or disentitlement of right to vote.

MEETING OPENING

Body Corporate Manager, Kim Elliott opened the meeting calling for a Owner to Chair the AGM.

Given John Hennessy was the only Executive, it was agreed John would Chair the meeting.

Jenni Purdy asked if Lee could record the meeting to ensure accuracy of minutes. Several owners objected including the Returning Officer. The meeting was not to be recorded.

Noted all paper work was scrutinised by both Stephen Mortensen and the Returning Officer. After discussion it was agreed there be no recording of the meeting.

ATTENDANCE RECORD

C Cosgriff, lot 1
S Keay, lot 2
T Holt, lot 17
D Myers, lot 18
H Tyndall, lot 21
M Fitzgerald, lot 22
A Mortensen, lot 44
D Duff, lot 47
J Hoye, lot 58
M Waine, lot 59
A Harrison, lot 61
I Sorris, lot 63
J Purdy, lot 65
M Zielinski & J Beltran, lot 71
J Rickards, lot 75
G Elliott & K Lipset, lot 77
J Hennessy, lot 81
S Mortensen, lot 82
T Fox, lot 85
V Smith, lot 87
R Whitaker, lot 96
L Hammond, lot 102
R Nelson, Returning Officer
K Elliott & T Hatcher, Complete Body Corporate Services

PROXIES

The following proxies were admitted:

M Clifton, lot 1
S Keay, lot 2
T Holt, lot 26, 35 & 80
H Tyndall, lot 21
M Fitzgerald, lot 22
I Sorris, lot 63
G Elliott, Lot 8, 12, 14, 28, 54, 66, 78, 90, 91 & 93

COMPANY NOMINEES/POA

J Mangan, lot 6
C Jones, lot 38

UNFINANCIAL LOTS

The following lots were declared unfinancial:

Lots 15, 16, 18, 28, 30, 42, 57 & 99

VOTING PAPERS

The following voting papers were accepted:

Lot 1, 2, 3, 4, 6, 10, 11, 17, 20, 22, 23, 26, 34, 35, 37, 39, 43, 44, 47, 48, 53, 58, 59, 60, 61, 62, 63, 64, 65, 69, 71, 75, 77, 80, 81, 82, 84, 85, 87, 89, 96 & 102

MOTIONS

MOTION 1 MINUTES ORDINARY RESOLUTION

RESOLVED the minutes of the previous Annual General Meeting held 3 March 2017 as attached be confirmed.

36 in favour, 10 against 5 abstained

MOTION 2 FINANCIAL STATEMENTS ORDINARY RESOLUTION

RESOLVED the audited financial statements for the financial year ending 31 December 2017 be adopted.

34 in favour, 15 against, 2 abstained

MOTION 3 ADMINISTRATION FUND BUDGET ORDINARY RESOLUTION

DEFEATED the Administration Fund budget for the financial year ending 31 December 2018 as attached be adopted.

19 in favour, 27 against, 5 abstained

MOTION 4 ADMINISTRATION FUND LEVY ORDINARY RESOLUTION

RESOLVED the Administration Fund levy for the financial year ending 31 December 2018 be set at the rate of \$65.40 including GST (less discount) per lot entitlement per annum payable quarterly as follows:

Due

<i>01/01/18</i>	<i>\$16.40</i>	<i>(less discount) already issued</i>
<i>01/04/18</i>	<i>\$16.30</i>	<i>(less discount)</i>
<i>01/07/18</i>	<i>\$16.30</i>	<i>(less discount)</i>
<i>01/10/18</i>	<i>\$16.40</i>	<i>(less discount)</i>

To ensure delivery of operating cash flow for the Body Corporate from the end of the financial year to the date of next Annual General Meeting, the following Administrative Fund levy be set as follows:

Next Financial Year's Levy

<i>01/01/19</i>	<i>\$16.40</i>	<i>(less discount)</i>
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30 in favour 18 against, 3 abstained

**MOTION 5 SINKING FUND BUDGET
ORDINARY RESOLUTION**

DEFEATED the Sinking Fund budget for the financial year ending 31 December 2018 as attached be adopted.

18 in favour, 28 against, 5 abstained

**MOTION 6 SINKING FUND LEVY
ORDINARY RESOLUTION**

DEFEATED the Sinking Fund levy for the financial year ending 31 December 2018 be set at the rate of \$10.50, an increase of 20% including GST (less discount) per lot entitlement per annum payable quarterly as follows:

Due

<i>01/01/18</i>	<i>\$2.20</i>	<i>(less discount) already issued</i>
<i>01/04/18</i>	<i>\$2.75</i>	<i>(less discount)</i>
<i>01/07/18</i>	<i>\$2.75</i>	<i>(less discount)</i>
<i>01/10/18</i>	<i>\$2.80</i>	<i>(less discount)</i>

To ensure delivery of operating cash flow for the Body Corporate from the end of the financial year to the date of next Annual General Meeting, the following Sinking Fund levy be set as follows:

Next Financial Year's Levy

<i>01/01/19</i>	<i>\$2.80</i>	<i>(less discount)</i>
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21 in favour, 29 against, 1 abstained

**MOTION 7 AUDIT REQUIREMENTS
SPECIAL RESOLUTION**

DEFEATED that the Owners Sailfish Point CTS 20973 resolve the books of the body corporate NOT be audited for the financial year ending 31 December 2018.

8 in favour, 42 against, 1 abstained

**MOTION 8 APPOINTMENT OF AUDITOR
ORDINARY RESOLUTION**

RESOLVED AMG Chartered Accountants and Advisors, a member of the Institute of Chartered Accountants in Australia, be appointed to audit the accounts of the Body Corporate Sailfish Point CTS 20973 for the year ending 2018 year for a cost not exceeding \$2,300.00.

33 in favour, 16 against, 2 abstained

**MOTION 9 INSURANCE APPROVAL
ORDINARY RESOLUTION**

RESOLVED the renewed insurance policies including Directors and Officers cover for the period 7 January 2018 to 7 January 2019 as set out on the attached be adopted and that the Body Corporate Committee or the Body Corporate Manager be authorised to obtain quotations and renew the insurances for the following year commencing 7 January 2019.

The Committee to be authorised to obtain three quotations (if able) to renew the insurance.

38 in favour, 12 against, 1 abstained

**MOTION 10 SOLAR PANELS
ORDINARY RESOLUTION
SUBMITTED BY S MORTENSEN, LOT 82 (sic)**

RESOLVED Install solar panels to run pool pumps for free during the day – cost \$3000, with savings of \$2200 per year.

40 in favour, 9 against, 2 abstained

**MOTION 11 GARDEN BEDS AND WALLS
ORDINARY RESOLUTION
SUBMITTED BY S MORTENSEN, LOT 82 (sic)**

RESOLVED Allocate \$3000 to enable repairs to retaining walls along garden beds to save walls getting worse and costing more to repair later.

37 in favour, 9 against, 5 abstained

**MOTION 12 SINKING FUND FORECAST
ORDINARY RESOLUTION
SUBMITTED BY S MORTENSEN, LOT 82 (sic)**

RESOLVED Engagement of the services of a Quantity Surveyor to prepare a Sinking Fund Forecast 10 year projection \$2000.

34 in favour, 12 against, 5 abstained

**MOTION 13 REMOVAL OF DECK
ORDINARY RESOLUTION
SUBMITTED BY S & J BUCKLEY, LOT 60 (sic)**

RESOLVED We the owners of lot 60 Sailfish Point would like to put a motion forward to the Body Corporate and owners direct the owner of lot 59 to remove the deck they has illegally built by approximately 2 meters onto common property and may also be encroaching on our pergolas / land. Prior to this being built, we were never notified by Mr & Mrs Waine and do not believe that any request was made to the Body Corporate or Committee. We request this because 10 years ago we were made to move our pergola and deck back by 2 feet, as it was built by previous owners onto common property and we were threatened with legal action if we did not comply. We wish for this deck to be removed in accordance with the By-Laws of the complex.

24 in favour, 6 against, 21 abstained

**MOTION 14 PONTOON
RESOLUTION WITHOUT DISSENT
SUBMITTED BY D & M DUFF, LOT 47(sic)**

DEFEATED, the owners Sailfish Point CTS 20973 grant approval to David and Margo Duff owners of unit 47 to install a private use pontoon in front of their property subject to the following conditions

Obtaining all necessary regulatory approvals such as:

- GOLD COAST CITY COUNCIL and any other authorities as required:
- The owners of lot 47 Must be responsible for the maintenance of the pontoon
- The owners of lot 47 Must be responsible for the insuring the pontoon, including liability insurance

7 in favour, 42 against, 3 abstained

**MOTION 15 PONTOON
RESOLUTION WITHOUT DISSENT
SUBMITTED BY A & M HARRISON, LOT 61 (*sic*)**

DEFEATED the owners Sailfish Point CTS 20973 grant approval to Alan and Marion Harrison owners of unit 61 to install a private use pontoon in front of their property subject to the following conditions

Obtaining all necessary regulatory approvals such as:

- GOLD COAST CITY COUNCIL and any other authorities as required:
- The owners of lot 61 Must be responsible for the maintenance of the pontoon
- The owners of lot 61 Must be responsible for the insuring the pontoon, including liability insurance

7 in favour, 43 against, 2 abstained

ELECTION OF COMMITTEE

Chairman

Stephen Mortensen	45 votes
Jenny Purdy	16 votes

Stephen Mortensen elected Chairman with 45 votes

Secretary

Jenny Purdy	37 votes
Trudy Holt	17 votes
Amanda Mortensen	6 votes

Jenny Purdy elected Secretary with 37 votes

Treasurer

John Hennessy – unopposed

Committee Nominees

Jenny Purdy	35 votes
Stephen Mortensen	43 votes
Amanda Mortensen	40 votes
Lisa Hammond	39 votes
Greg Corcoran	29 votes
Trudy Holt	18 votes
Shane Brassington	56 votes
Vicki Smith	24 votes

The following Committee members were elected:

Amanda Mortensen	40 votes
Lisa Hammond	39 votes
Greg Corcoran	29 votes
Shane Brassington	56 votes

Congratulations to your 2018 Committee as shown below:

Chairman: Stephen Mortensen
Secretary: Jenny Purdy
Treasurer: John Hennessy
Committee: Amanda Mortensen, Lisa Hammond, Greg Corcoran & Shane Brassington

MEETING CLOSURE

There being no further business, the Chairman closed the meeting at 11.02 am thanking all for their attendance.

Signed a true and correct record:

..... Chairman

..... Date