

# BODY CORPORATE FOR LOGAN MANOR CTS 19456

## MINUTES OF ANNUAL GENERAL MEETING

<b>Place of Meeting:</b>	Logan Manor 15 Brian Street, Slacks Creek QLD 4127
<b>Date of Meeting:</b>	Thursday, 13 <sup>th</sup> July 2023
<b>Time of Meeting:</b>	10:30am

### Attendance & Representation

Lot No	Represented By:
12	Voting Paper and Present in Person by Gregory Mott
13	Voting Paper and Present in Person by Alan Scammell
15	Vote from the floor by Norman Lane
20	Voting from the floor by Matthew & Leisel East
23	Voting Paper
	Courtney Pratt – Body Corporate Manager
	Robin Nelson – Returning Officer

### Chairperson

Gregory Mott chaired the meeting.

### Proxies & Voting Papers

The Chairperson declared that the valid voting papers and proxies be accepted.

### Apologies

Nil

### Quorum

The Chairperson declared that a quorum was present and the meeting commenced at 10:35am.

1.	Confirmation of Minutes	Ordinary Resolution	
<b>Motion:</b> - That the minutes of the Annual General Meeting held on 19 July 2022 be confirmed.			
<b>Resolved</b> that the motion be <b>Carried</b>			
<b>Voting</b>	Yes: 5	No: 0	Abstain: 0

2.	Statement of Accounts	Ordinary Resolution	
<b>Motion:</b> - That the statement of accounts for the administration and sinking funds for the year ending 31/03/23 be approved.			
<b>Resolved</b> that the motion be <b>Carried</b>			
<b>Voting</b>	Yes: 5	No: 0	Abstain: 0

3.	No Audit	Special Resolution	
Motion: - That the body corporate’s statement of accounts for the financial year 01/04/23 to 31/03/24 not be audited.			
Resolved that the motion be Lost			
Voting	Yes: 3	No: 2	Abstain: 0

4.	Appointment of Auditor	Ordinary Resolution	
<b>Motion:</b> - That the body corporate’s statement of accounts for the financial year 01/04/23 to 31/03/24 be audited, the proposed auditor being Dickfos Dunn Adam.			
<b>Resolved</b> that the motion be <b>Carried</b>			
<b>Voting</b>	Yes: 5	No: 0	Abstain: 0

5.	Administration Fund Budget & Contributions	Ordinary Resolution																		
<b>Motion:</b> - That the administrative fund budget for the financial year ending 31/03/24 totalling \$104,000.00 be adopted at the rate of \$4,160.00 per lot entitlement, with contributions levied by quarterly instalments, as follows:																				
<table><tr><th>Due Date</th><th>Levy Period</th><th>Amount Per Lot Entitlement</th></tr><tr><td>01/04/23</td><td>01/04/23-30/06/23</td><td>\$875.00 <i>Already issued</i></td></tr><tr><td>01/07/23</td><td>01/07/23-30/09/23</td><td>\$875.00 <i>Already issued</i></td></tr><tr><td>01/10/23</td><td>01/10/23-31/12/23</td><td>\$1,205.00</td></tr><tr><td>01/01/24</td><td>01/01/24-31/03/24</td><td>\$1,205.00</td></tr><tr><td colspan="2">Total amount:</td><td>\$4,160.00</td></tr></table>			Due Date	Levy Period	Amount Per Lot Entitlement	01/04/23	01/04/23-30/06/23	\$875.00 <i>Already issued</i>	01/07/23	01/07/23-30/09/23	\$875.00 <i>Already issued</i>	01/10/23	01/10/23-31/12/23	\$1,205.00	01/01/24	01/01/24-31/03/24	\$1,205.00	Total amount:		\$4,160.00
Due Date	Levy Period	Amount Per Lot Entitlement																		
01/04/23	01/04/23-30/06/23	\$875.00 <i>Already issued</i>																		
01/07/23	01/07/23-30/09/23	\$875.00 <i>Already issued</i>																		
01/10/23	01/10/23-31/12/23	\$1,205.00																		
01/01/24	01/01/24-31/03/24	\$1,205.00																		
Total amount:		\$4,160.00																		
Subject to a 20% discount if paid by the due date;																				

And that the Committee be authorised to issue an interim levy for the first two levy periods of the following financial year, as follows:

Due Date	Levy Period	Amount Per Lot Entitlement
01/04/24	01/04/24-30/06/24	\$1,040.00
01/07/24	01/07/24-30/09/24	\$1,040.00

**Resolved** that the motion be **Carried**

**Voting**

Yes: 5

No: 0

Abstain: 0

**6.**

### **Sinking Fund Budget & Contributions**

### **Ordinary Resolution**

**Motion:** - That the sinking fund budget for the financial year ending 31/03/24 totalling \$9,539.00 be adopted at the rate of \$381.56 per lot entitlement, with contributions levied by quarterly instalments, as follows:

Due Date	Levy Period	Amount Per Lot Entitlement
01/04/23	01/04/23-30/06/23	\$95.39 - <i>Already issued</i>
01/07/23	01/07/23-30/09/23	\$95.39 - <i>Already issued</i>
01/10/23	01/10/23-31/12/23	\$95.39
01/01/24	01/01/24-31/03/24	\$95.39
<b>Total amount:</b>		\$381.56

Subject to a 20% discount if paid by the due date;

And that the Committee be authorised to issue an interim levy for the first two levy periods of the following financial year, as follows:

Due Date	Levy Period	Amount Per Lot Entitlement
01/04/24	01/04/24-30/06/24	\$95.39
01/07/24	01/07/24-30/09/24	\$95.39

**Resolved** that the motion be **Carried**

**Voting**

Yes: 5

No: 0

Abstain: 0

**7.**

### **Insurance Policies**

### **Ordinary Resolution**

**Motion:** - That each insurance policy held by the Body Corporate as detailed on the attached insurance schedule be reviewed and that **Strata Influence Australia Pty Ltd** be authorised to obtain quotations and renew each insurance policy for a further twelve month period unless the authorisation is revoked by the Committee.

**Resolved** that the motion be **Carried**

**Voting**

Yes: 5

No: 0

Abstain: 0

8.	Variation of Management Agreement and Letting Agreement	Ordinary Resolution Secret Motion Without the Use of Proxies
<p><b>Motion:</b> - That the body corporate resolve, by ordinary resolution, by secret ballot, without the use of proxies and acknowledging the circulation with this motion of the BCCM Form 20, to amend the Management Agreement dated 20 March 1999 originally between the Body Corporate and Beechdeen Pty Ltd ACN 010 206 765 by reducing the Manager’s Remuneration for the year commencing 20 March 2024 to \$33,500 + GST (a reduction of \$20,279.08 pa), by inserting an option to extend or renew the Management Agreement for a further period of 5 years from 20 March 2024 to 19 March 2029. AND THAT the Letting Agreement dated 20 March 1999 originally between the Body Corporate and Beechdeen Pty Ltd ACN 010 206 765 be amended by inserting an option to extend or renew Letting Agreement for a further period of 5 years from 20 March 2024 to 19 March 2029. AND THAT the body corporate enter into a deed of variation of the Management Agreement and Letting Agreement on substantially the same terms and conditions as those in the Deeds of Variation circulated with this motion and which incorporates the variations the subject of this motion and that the common seal of the body corporate be affixed to each Deeds of Variation by the Secretary and any member of the committee or any two members of the committee or the secretary acting alone.</p> <p>A BCCM form 20 is attached to this motion as required by the Body Corporate and Community Management Act 1997.</p>		
The Returning Officer advised that 13 valid secret voting papers were received.		
Resolved that the motion be <b>Lost</b>		
Voting	Yes: 5	No: 8
		Abstain: 0

<b>Election of Committee Members</b>	
Chairperson	Gregory Mott – Lot 12
Secretary	Alan Scammell – Lot 13
Treasurer	Gregory Mott – Lot 12
Ordinary Members	Trent Broadhurst – Lot 7
Ordinary Members	Matthew East – Lot 20
Ordinary Members	Norman Lane – Lot 15
Non-Voting Member	Courtney Pratt – Body Corporate Manager

<b>Closure</b>
There being no further business the Chairperson declared the meeting closed at 11:13am.

<b>Secretary's Name:</b>	Alan Scammell
<b>Contact Address:</b>	C/- Strata Influence Australia PO Box 716 Surfers Paradise Qld 4217 admin@stratainfluence.com.au