

# THE BODY CORPORATE FOR ASPIRE CHERMSIDE CTS 52796

GPO Box 5256  
BRISBANE QLD 4001

info@stratadynamics.com.au  
07 3229 9185

## Minutes of the Annual General Meeting

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**Held on** 28 September 2022 at 4:00pm

**Location** Kedron-Wavell Services Club in McNamara Room | 21 Kittyhawk Drive CHERMSIDE QLD 4032

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**Opened** Declared open at 4:04pm

<b>Attendance</b>	Deborah & Russell Peut	Lot 201
	Colin & Debbie Walters	Lot 205
	Michael Cliffe ( <i>via teleconference</i> )	Lot 301
	Juliet Hamel	Lot 302
	Berniece Dangerfield	Lot 303
	Steven Wiedman	Lot 404
	Troy Ravenscroft	Lot 506
	Lodewijk Odolphi	Lot 705
	Giovanni & Ada Catalano	Lot 706

**Non-voting attendees** Levi Chalmers - Strata Dynamics

<b>Voting papers tabled</b>	Andrew Doenau	Lot 104
	Daniele Carmosino	Lot 204
	Berniece Dangerfield	Lot 303
	Kristen Owens	Lot 307
	Steven Wiedman	Lot 404
	Perri Hampstead	Lot 505
	Troy Ravenscroft	Lot 506
	Lodewijk Odolphi	Lot 705
	Helen Lu	Lot 801
	Ian & Amanda Clough	Lot 804
	Giovannina Carmosino	Lot 805

**Proxies received** Nil

**Apologies received** Helen Lu Lot 801

**Chairperson** In the absence of the Chairperson, Lodewijk Odolphi was appointed to chair this meeting, and delegated procedural duties to Strata Manager, Levi Chalmers.

**Quorum** It was noted that a quorum was present.

### Ordinary Resolution - Proposed by Committee

**Yes 16      No 0      Abstain 0      MOTION CARRIED**

### Ordinary Resolution - Proposed by Committee

**Yes 16          No 0          Abstain 0**

**MOTION CARRIED**

### Ordinary Resolution - Proposed by Committee

**Yes 15      No 1      Abstain 0      MOTION CARRIED**

### Special Resolution - Proposed by Committee

**Yes 8      No 7      Abstain 1      MOTION DEFEATED**

### Ordinary Resolution - Proposed by Committee

**Yes 10      No 5      Abstain 1      MOTION CARRIED**

**Motion 6. Administrative Fund Budget and Contributions**  
**Ordinary Resolution - Proposed by Committee**

That the administration fund budget of **\$170,000.00 + GST = \$187,000.00** be approved for the financial year ending 30 June 2023 and be levied by instalments as follows:

<b>\$ per contribution lot entitlement</b>	<b>Levy period</b>	<b>Due Date</b>
\$0.6195	01/07/22-30/09/22 (already struck)	01/07/22
\$0.6195	01/10/22-31/12/22 (already struck)	01/10/22
\$0.8639	01/01/23-31/03/23	01/01/23
\$0.8639	01/04/23-30/06/23	01/04/23

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim administration fund levies be determined pursuant to the Regulations as follows:

<b>\$ per contribution lot entitlement</b>	<b>Levy period</b>	<b>Due Date</b>
\$0.7417	01/07/23-30/09/23	01/07/23
\$0.7417	01/10/23-31/12/23	01/10/23

**Yes 3      No 12      Abstain 1      MOTION DEFEATED**

*Please note: Lots 303, 404, 506 & 705 changed their "YES" votes to "NO" from the floor of the meeting.*

**Motion 7. Sinking Fund Budget and Contributions**  
**Ordinary Resolution - Proposed by Committee**

That the sinking fund budget of **\$70,000.00 + GST = \$77,000.00** be approved for the financial year ending 30 June 2023 and be levied by instalments as follows:

<b>\$ per contribution lot entitlement</b>	<b>Levy period</b>	<b>Due Date</b>
\$0.2778	01/07/22-30/09/22 (already struck)	01/07/22
\$0.2778	01/10/22-31/12/22 (already struck)	01/10/22
\$0.3330	01/01/23-31/03/23	01/01/23
\$0.3330	01/04/23-30/06/23	01/04/23

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim sinking fund levies be determined pursuant to the Regulations as follows:

<b>\$ per contribution lot entitlement</b>	<b>Levy period</b>	<b>Due Date</b>
\$0.3054	01/07/23-30/09/23	01/07/23
\$0.3054	01/10/23-31/12/23	01/10/23

**Yes 12      No 3      Abstain 1      MOTION CARRIED**

**Motion 8. Appointment of Strata Manager****Ordinary Resolution - Proposed by Committee - No use of Proxies**

That the body corporate engages Strata Dynamics Pty Ltd as its strata manager for the supply of administrative services to the body corporate for a period of three (3) years commencing on 1st November 2022 with remuneration set at \$9,113.83 exclusive of GST per annum calculated on the basis of \$144.66 exclusive of GST per lot per annum plus disbursements, the terms of which are stated in the agreement which has been circulated to members of the body corporate with this motion.

**Yes 13****No 1****Abstain 2****MOTION CARRIED****Motion 9. Safety Report****Ordinary Resolution - Proposed by Committee**

That in the interests of maintaining the body corporate common property, Solutions in Engineering be engaged to carry out an inspection and provide a report on the common areas, at an approximate cost of approximately \$1,200.00 inclusive of GST to be paid from the administrative fund; and that Building Manager be authorised and instructed to engage the contractor on the body corporate's behalf and further that upon receipt of the report Building Manager is authorised to obtain quotes for the recommended works to be presented to the committee for their consideration.

**Yes 7****No 8****Abstain 1****MOTION DEFEATED****Motion 10. Owner Motion - Lots 301 - Carpark Lights****Ordinary Resolution - Submitted By M. Cliffe - Lot: 301**

That the carpark light sensors need to be addressed.

**Yes 15****No 1****Abstain 0****MOTION CARRIED****Motion 11. Owner Motion - Lot 303 - Sign Removal****Ordinary Resolution - Submitted By B. Dangerfield - Lot: 303**

That whoever placed the "Aspire Display Suite Open" sign (on Gympie Road side of the building) should remove same and repair any damage.

**Yes 15****No 1****Abstain 0****MOTION CARRIED**

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## Election of Committee

It was resolved that the following nominees were elected to the representative positions as indicated below.

<b>Name</b>	<b>Position</b>	<b>Lot Number</b>
Michael Cliffe	Chairperson	301
Lodewijk Odolphi	Secretary	705
Colin Walters	Treasurer	205
Deborah Peut	Ordinary member	201
Julie Hamel	Ordinary member	302
Steven Wiedman	Ordinary member	404
Helen Lu	Ordinary member	801

**Closed** The meeting closed at 4:50pm

**Contact** The Secretary  
Body Corporate for ASPIRE CHERMSIDE CTS 52796  
C/- Strata Dynamics Pty Ltd  
GPO Box 5256  
BRISBANE QLD 4001

# THE BODY CORPORATE FOR ASPIRE CHERMSIDE CTS 52796

GPO Box 5256  
BRISBANE QLD 4001

info@stratadynamics.com.au  
07 3229 9185

## Minutes of the Adjourned Extraordinary General Meeting

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**Held on** 4 November 2022 at 12:00pm

**Location** Voting Paper Only

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**Opened** Declared open at 12:00pm

**Attendance** Nil

**Non-voting attendees** Levi Chalmers - Strata Dynamics

<b>Voting papers tabled</b>	Natalie Huynh	Lot 1
	Jamie Jackson	Lot 6
	Andrew Doenau	Lot 104
	Deborah Peut	Lot 201
	Daniele Carmosino	Lot 204
	Colin Walters	Lot 205
	Michael Cliffe	Lot 301
	Juliet Hamel	Lot 302
	Berniece Dangerfield	Lot 303
	Kristen Owens	Lot 307
	Michael McNish	Lot 308
	Steven Wiedman	Lot 404
	Paul Harrison	Lot 503
	Perri Hampstead	Lot 505
	Lodewijk Odolphi	Lot 705
	Michael & Carmel Davies	Lot 706
	Helen Lu	Lot 801
	Giovannina Carmosino	Lot 805

**Proxies received** Nil

**Apologies received** Nil

**Quorum** It was noted that a quorum was not present.

Because insufficient lot owners were present, it was necessary (under the terms of the *Body Corporate and Community Management Act 1997*, which requires a minimum of two registered lot owners to be present and 25% of lots to be represented in order to constitute a quorum) to reconvene the meeting seven days hence.

**Meeting Adjourned** As a quorum was not achieved after 30 minutes, the meeting was adjourned until 11 November 2022 at 12:00pm

# Minutes of the Reconvened Extraordinary General Meeting

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**Held on** 11 November 2022 at 12:00pm

**Location** Voting Paper Only

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**Opened** Declared open at 12:00pm

**Attendance** Nil

**Non-voting attendees** Levi Chalmers - Strata Dynamics

<b>Voting papers tabled</b>	Natalie Huynh	Lot 1
	Jamie Jackson	Lot 6
	Andrew Doenau	Lot 104
	Deborah Peut	Lot 201
	Daniele Carmosino	Lot 204
	Colin Walters	Lot 205
	Michael Cliffe	Lot 301
	Juliet Hamel	Lot 302
	Berniece Dangerfield	Lot 303
	Kristen Owens	Lot 307
	Michael McNish	Lot 308
	Steven Wiedman	Lot 404
	Paul Harrison	Lot 503
	Perri Hampstead	Lot 505
	Lodewijk Odolphi	Lot 705
	Michael & Carmel Davies	Lot 706
	Helen Lu	Lot 801
	Giovannina Carmosino	Lot 805

**Proxies received** Nil

**Apologies received** Nil

**Chairperson** The Strata Manager Levi Chalmers chaired the meeting under provisions of the BCCM regulation modules for a reconvened meeting.

**Quorum** It was noted that a quorum was present.

## Motion 1. Minutes

### Ordinary Resolution - Proposed by Committee

That the minutes of the last general meeting, as circulated with the notice of this meeting, be confirmed as a true and accurate account of the proceedings of that meeting.

**Yes 16**

**No 0**

**Abstain 2**

**MOTION CARRIED**

**Motion 2. Administrative Fund Budget and Contributions**  
**Ordinary Resolution - Proposed by Committee**

That the administration fund budget of **\$148,000.00 + GST = \$162,800.00** be approved for the financial year ending 30 June 2023 and be levied by instalments as follows:

<b>\$ per contribution lot entitlement</b>	<b>Levy period</b>	<b>Due Date</b>
\$0.6195	01/07/22-30/09/22 (already struck)	01/07/22
\$0.6195	01/10/22-31/12/22 (already struck)	01/10/22
\$0.6719	01/01/23-31/03/23	01/01/23
\$0.6719	01/04/23-30/06/23	01/04/23

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim administration fund levies be determined pursuant to the Regulations as follows:

<b>\$ per contribution lot entitlement</b>	<b>Levy period</b>	<b>Due Date</b>
\$0.6457	01/07/23-30/09/23	01/07/23
\$0.6457	01/10/23-31/12/23	01/10/23

**Yes 13      No 4      Abstain 1      MOTION CARRIED**

**Motion 3. Proposal to install ESAP system and services**  
**Ordinary Resolution - Proposed by Committee**

That the body corporate accepts proposal dated 6 July 2022 provided by ESAP Solution to install an ESAP System at a cost of \$7,260.00 including GST and further that the Building Manager be authorised and instructed to engage the contractor on the body corporate's behalf.

**Yes 9      No 9      Abstain 0      MOTION DEFEATED**

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**Closed**      The meeting closed at 12:30pm

**Contact**      The Secretary  
Body Corporate for ASPIRE CHERMSIDE CTS 52796  
C/- Strata Dynamics Pty Ltd  
GPO Box 5256  
BRISBANE QLD 4001



## NEW BUSINESS TAX INVOICE

Aspire Chermside CTS52796  
C/- Strata Dynamics  
GPO Box 5256  
Brisbane QLD 4001

Date: 23/06/2022  
Invoice Number: 00167028  
Account Executive: Carly Dudley  
Broking Assistant: Carly Dudley

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your Duty of Disclosure. Please do not hesitate to contact us with any questions you may have.

Type of Policy	SCI Residential Strata
Insured	Aspire Chermside CTS52796
Policy Description	45 - 51 Latham Street, Chermside QLD 4032
Insurer	Strata Community Insurance
Underwritten by	Allianz Australia Insurance Limited
Policy Number	QRSC21004084
Period of Insurance	30/06/2022 to 30/06/2023
Effective Date	30/06/2022

Premium	FSL	Insurer Policy Charge	Insurer Total GST	Stamp Duty	Broker Fee	Broker Fee GST	Invoice Total
\$23,615.06	\$ 0.00	\$ 200.00	\$2,381.52	\$2,337.89	\$2,361.51	\$ 236.15	<b>\$31,132.13</b>

### Payment Options



Collective Insurance Brokers Pty Ltd

### DEFT Reference Number 40557121670286

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au) or phone **1300 30 10 90**. Payments by credit card may attract a surcharge.



**Name:** Aspire Chermside CTS52796  
**Invoice No:** 00167028  
**Total:** **\$31,132.13**  
**Due Date:** 14/07/2022



\*498 405571 21670286

Pay in-store at Australia Post by cheque or EFTPOS



**Bill Code: 20362**  
**Ref: 40557121670286**

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

**Total Due: \$31,132.13**

## SUMMARY OF COVER

Residential Strata

Policy Number

QRSC21004084

Policy Period

30/06/2022 to 30/06/2023

Effective Date

30/06/2022

## The Insured:

Aspire Chermside CTS52796

Plan Address

45 - 51 Latham Street, Chermside  
QLD 4032

## STRATA COMMUNITY INSURANCE - RESIDENTIAL

LIMITS / SUM INSURED

## Section 1

## Part A

1. Building	\$	21,911,229
Common Area Contents	\$	219,112
2. Terrorism Cover under Section 1 Part A2		Applies

## Part B

1. Loss of Rent/ Temporary Accommodation	\$	3,286,685
2. Floating Floors		Included
3. Flood		Included

## Section 2

Liability	\$	20,000,000
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## Section 3

Voluntary Workers	\$	200,000/2,000
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## Section 5

Fidelity Guarantee	\$	100,000
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## Section 6

Office Bearers Liability	\$	5,000,000
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## Section 7

Equipment Breakdown	\$	100,000
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## Section 8

Catastrophe	\$	3,286,684
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## Section 9

PART A – Government Audit Costs – Professional Fees	\$	25,000
PART B – Appeal Expenses	\$	100,000
PART C – Legal Defence Expenses	\$	50,000

## Section 10

Lot Owners Fixtures and Improvements	\$	300,000
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## EXCESSES

Section 1 – Insured Property	\$	1,000
Section 9 – Legal Defence Expenses and 10% Contribution	\$	1,000

**IMPOSED EXCESSES**

SECTION 7 - Machinery Breakdown

\$

1,000

**SPECIAL TERMS AND CONDITIONS**

Flood Limit

Optional Cover '1. Flood in Section 1 - Insured property' is deleted and replaced by the following:

'1. Flood

For any claim arising from Flood, We will pay up to \$10,000,000 in the aggregate in respect of any Event(s) under Section 1 of the Policy, subject to any sub-limits applicable for those Event(s).'

**INSURER**

Strata Community Insurance Agencies Pty Ltd

ABN 72 165 914 009 AFSL 457787

Level 8/56 Berry Street

NORTH SYDNEY NSW 2060

[www.stratacommunityinsure.com.au](http://www.stratacommunityinsure.com.au)**UNDERWRITTEN BY**

Allianz Australia Insurance Limited

ABN 15 000 122 850

GPO Box 4049

SYDNEY NSW 2001

[www.allianz.com.au](http://www.allianz.com.au)**INSURER PRODUCT DISCLOSURE STATEMENT & POLICY WORDING**SCIA034-Policy-  
RS-PPW-02/2021

# ASPIRE CHERMSIDE CTS 52796

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2022 TO 10 MARCH 2023

	ACTUAL	BUDGET	ACTUAL
	01/07/22-10/03/23	01/07/22-30/06/23	01/07/21-30/06/22
<b><u>SINKING FUND</u></b>			
<b><u>INCOME</u></b>			
Levies - Sinking Fund	50,916.83	70,000.00	63,683.26
Bank Interest	983.42	0.00	0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>51,900.25</b>	<b>70,000.00</b>	<b>63,683.26</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>			
Building	3,425.70	7,000.00	13,408.69
Garden & Ground	1,775.00	0.00	0.00
Pool	1,800.00	0.00	1,272.73
Plumbing	0.00	0.00	819.48
Fire Equipment	0.00	3,500.00	0.00
Lift	0.00	0.00	8,234.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>7,000.70</b>	<b>10,500.00</b>	<b>23,734.90</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 44,899.55</b>	<b>\$ 59,500.00</b>	<b>\$ 39,948.36</b>
Opening Sinking Fund Balance	133,768.10	133,768.10	93,819.74
<b><u>SINKING FUND BALANCE</u></b>	<b>\$ 178,667.65</b>	<b>\$ 193,268.10</b>	<b>\$ 133,768.10</b>