

MODELLO APARTMENTS CTS 47061

Annual General Meeting minutes

Date Friday,12 August 2022
Time 10:00 AM
Location Via Microsoft Team

Attendance

Lot	Owner	Capacity
00002	Vasilious Tsiknaris	Electronic vote
00204	Matthew Harrison	Owner present
00208	Fabian Sckeyde	Owner present
00212	Kelly McLoughlin	Owner present
00302	Micheal Burton	Electronic vote
00305	Marco Chen-Jiang-Long Bozzetto	Owner present
00311	Kim Yuh-Kuan Weng & Shunn Miin Chuang	Electronic vote
00401	James Marshall	Electronic vote
00404	Daniel Ralf Karlsson	Electronic vote

Proxies

Lot	Owner	Proxy Name
00002	Vasilious Tsiknaris	Matthew Harrison

Also in attendance

Jane Smith	Archers the Strata Professionals
Julie Stead	Returning Officer
Cameron McFarlane	Building Manager

Apologies

Vasilious Tsiknaris

Chairperson Matthew Harrison

Quorum At 10:30am the Chairperson advised that a quorum was not achieved for this meeting and therefore the meeting was adjourned to Friday, 19 August 2022 at 10:00am pursuant to the provisions of the Body Corporate and Community Management Act 1997.

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Attendance

Lot	Owner	Capacity
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00204	Matthew Harrison	Owner present
00208	Fabian Alexander Sckeyde & Yasmin Sckeyde	Electronic vote
00212	Kelly Martin McLoughlin	Electronic vote
00302	Micheal James Burton	Electronic vote
00305	Marco Chen-Jiang-Long Bozzetto	Electronic vote
00311	Kim Yuh-Kuan Weng & Shunn Miin Chuang	Electronic vote
00401	James Marshall	Electronic vote
00404	Daniel Ralf Karlsson	Electronic vote
00409	Ivan Timothy Gibbs	Electronic vote

Proxies

Lot	Owner	Proxy Name
00002	Vasilious Tsiknaris	Matthew Harrison

Also in attendance

Jane Smith
Julie Stead

Archers the Strata Professionals
Returning Officer

Apologies

Cameron McFarlane
Fabian Sckeyde

Chairperson Matthew Harrison

Quorum The Chairperson declared that quorum was achieved.

Note: All motions are submitted by the committee unless otherwise stated.

1. Minutes

That the minutes of the last general meeting held on 2nd of June 2021 be confirmed.

Ordinary Resolution	10 Yes	0 No	0 Abstain
Motion CARRIED.			

2. Statement of accounts

That the body corporate adopts the statement of accounts for the financial year ended 28th of February 2022 as circulated with this notice.

Ordinary Resolution	10 Yes	0 No	0 Abstain
Motion CARRIED.			

3. Audit

That the body corporate's statement of accounts for the financial year ending 28th of February 2023 *not* be audited.

*Note: If you want the accounts to be audited, vote **no**. If you do not want the accounts to be audited vote **yes**.*

Special Resolution	8 Yes	2 No	0 Abstain
Motion CARRIED.			

4. Appointing an auditor

That in the event of an audit being required the body corporate appoint the following:

Mr David Jackson of Hospitality & Strata Pty Ltd

Ordinary Resolution	Yes	No	Abstain
Motion withdrawn due to the passing of motion 3.			

5. Administrative fund budget and contributions

That an administrative fund budget for the year ending 28th of February 2023 and totalling \$106,326.00 including GST be adopted levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 Mar 2022	31 May 2022	01 Mar 2022	\$35,413.54	\$3.54100
Already Issued	Current	01 Jun 2022	31 Aug 2022	01 Jun 2022	\$35,413.54	\$3.54100
To be Issued	Current	01 Sep 2022	30 Nov 2022	01 Sep 2022	\$17,741.77	\$1.77400
To be Issued	Current	01 Dec 2022	28 Feb 2023	01 Dec 2022	\$17,741.77	\$1.77400
Total					\$106,310.62	\$10.63000

And that the interim levies for the following financial year be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
To be Issued	Next	01 Mar 2023	31 May 2023	01 Mar 2023	\$26,602.66	\$2.66000
To be Issued	Next	01 Jun 2023	31 Aug 2023	01 Jun 2023	\$26,602.66	\$2.66000

Ordinary Resolution

10 Yes

0 No

0 Abstain
Motion CARRIED.

6. Sinking fund budget and contributions

That the sinking fund budget for the year ending 28th of February 2023 and totalling \$78,133.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 Mar 2022	31 May 2022	01 Mar 2022	\$12,495.05	\$1.24938
Already Issued	Current	01 Jun 2022	31 Aug 2022	01 Jun 2022	\$12,495.05	\$1.24938
To be Issued	Current	01 Sep 2022	30 Nov 2022	01 Sep 2022	\$26,558.86	\$2.65562
To be Issued	Current	01 Dec 2022	28 Feb 2023	01 Dec 2022	\$26,558.86	\$2.65562
Total					\$78,107.81	\$7.81000

And that the interim levies for the following financial period be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Contribution Lot Entitlement
To be Issued	Next	01 Mar 2023	31 May 2023	01 Mar 2023	\$19,601.96	\$1.96000
To be Issued	Next	01 Jun 2023	31 Aug 2023	01 Jun 2023	\$19,601.96	\$1.96000

Ordinary Resolution

10 Yes

0 No

0 Abstain

Motion CARRIED.

7. Insurance contributions

That the insurance contributions for the year ending 28th of February 2023 of \$25,817.00 including GST be adopted and levied in the following manner and be subject:

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
Already Issued	Current	01 Mar 2022	31 May 2022	01 Mar 2022	\$5,064.03	\$0.50620
Already Issued	Current	01 Jun 2022	31 Aug 2022	01 Jun 2022	\$5,064.03	\$0.50620
To be Issued	Current	01 Sep 2022	30 Nov 2022	01 Sep 2022	\$7,841.14	\$0.78380
To be Issued	Current	01 Dec 2022	28 Feb 2023	01 Dec 2022	\$7,841.14	\$0.78380
Total					\$25,810.34	\$2.58000

And that the interim levies for the following financial year be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
To be Issued	Next	01 Mar 2023	31 May 2023	01 Mar 2023	\$6,502.60	\$0.65000
To be Issued	Next	01 Jun 2023	31 Aug 2023	01 Jun 2023	\$6,502.60	\$0.65000

Ordinary Resolution

10 Yes

0 No

0 Abstain
Motion CARRIED.

8. Insurance

That the following insurance be confirmed:

Note: A certificate of currency is enclosed with this agenda. The information in this motion is a summary of the current policy. If you require specific insurance advice, including advice about personal insurance to complement the body corporate insurance, please contact the insurance broker.

Policy Number	Underwriter	Current To	Risk Type	Coverage	Excess
HU0006042336	CHU Underwriting	25 Mar 2023	Building	\$17,541,689.00	
			Public Liability	\$20,000,000.00	
			Office Bearers	\$5,000,000.00	
			Machinery Breakdown	\$100,000.00	
			Building Catastrophe	\$5,262,506.00	
			Flood Cover	\$17,541,689.00	
			WD/Burst pipes	\$0.00	\$5,000.00
			Machinery Breakdown	\$0.00	\$500.00
			All Other Claims	\$0.00	\$1,000.00
TOTAL PREMIUM: \$25,360.43					

And that the committee be authorised to obtain market quotes, determine the most suitable policy (considering the best interests of the body corporate, terms and cost), and place insurance at the renewal date.

Ordinary Resolution

10 Yes

0 No

0 Abstain
Motion CARRIED.

9. Deed of Variation - BY SECRET BALLOT

That the Body Corporate by ordinary resolution, secret ballot and acknowledging the circulation with this motion of the BCCM Form 20 without the use of proxies consent to a variation of the Caretaking Agreement and Letting Agreement both dated 26 March 2015 (the **Agreements**) between the Body Corporate and Wehlestate Pty Ltd ACN 109 542 109 as assigned to Glam Property Management Pty Ltd ACN 612 238 758 as trustee for Macfarlane Family Trust (the **Caretaker** and **Letting Agent**) as set out in the Deed of Variation to:

1. create a further option term of 5 years commencing on 20 April 2040 and expiring on 19 April 2045 in the Agreements with consequential amendments relating to the review of the remuneration for that further term; and
2. vary the rights of the Body Corporate to terminate the Agreement if a financier is acting in the place of the Caretaker and Letting Agent, but not otherwise;

and that the Body Corporate enter into and sign under seal the Deed of Variation attached to this agenda (with such changes as may be required by a party or their advisors and then agreed to by the other parties).

Ordinary Resolution	6 Yes	4 No	0 Abstain
Without use of Proxies			

Motion CARRIED.

10. Drainage

10.1 Drainage - Quantum Building Industries

That the body corporate engage Quantum Building Industries for the upgrade of the drainage structure within the car park as per the scope of works provided with their Quote #QB1052 at a cost not to exceed \$20,042.00 Inclusive of GST to be paid with existing funds within the sinking fund

Ordinary Resolution	4 Yes	5 No	1 Abstain
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Motion NOT QUALIFIED.

10.2 Drainage - Timmers

That the body corporate engage Timmers for the upgrade of the drainage structure within the car park as per the scope of works provided with their Quote #817201 at a cost not to exceed \$12,300.23 Inclusive of GST to be paid with existing funds within the sinking fund

Ordinary Resolution	8 Yes	1 No	1 Abstain
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Motion QUALIFIED.

Motion 10.2 was chosen as the outcome for this same issue motion as it was the only qualifying motion

11. Water Ingress

11.1 Water Ingress - 5 Rivers

That the body corporate engage 5 Rivers to complete rectification works pertaining to lots 204, 208, 308 & 406 with regard to water ingress surrounding the windows as described with their quote #005-BRN-PP at a cost of \$60,500.00 inclusive of GST.

AND That there be an allowance for a variance of up to 10% to this cost.

Ordinary Resolution	8 Yes	2 No	0 Abstain
Motion QUALIFIED.			

11.2 Water Ingress - Timmers

That the body corporate engage Timmers to complete rectification works pertaining to lots 204, 208, 308 & 406 with regard to water ingress surrounding the windows as described with their quote #828001 at a cost of \$18,793.86 inclusive of GST (FOR LOT 308 ONLY).

As there are four (4) affected lots, it is expected that the total cost will be \$75,175.44 inclusive of GST.

Ordinary Resolution	4 Yes	6 No	0 Abstain
Motion NOT QUALIFIED.			

Motion 11.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

12. Telstra Tower

That the body corporate authorise the committee to enter into an agreement with Telstra for the lease of the common property - rooftop for the installation of a mobile tower for initial period of 10 years with a consecutive lease of 10 years. As per the conditions specified in the proposal dated 16/02/2022. With two committee members authorised to execute the agreement on behalf of the body corporate.

Special Resolution	8 Yes	1 No	1 Abstain
Motion CARRIED.			

13. Chairperson's Honorarium

Submitted by Owner Lot 10

The body corporate approve an honorarium for the committee chairperson of \$250.00 per quarter to compensate for time attending to body corporate business.

Ordinary Resolution

9 Yes

0 No

1 Abstain
Motion **CARRIED.**

Election of Committee

The following position were subject to ballot (secret/open):

Chairperson
Matthew Harrison has been elected unopposed as Chairperson.
Secretary
Matthew Harrison has been elected unopposed as Secretary.
Treasurer
Matthew Harrison has been elected unopposed as Treasurer.
Ordinary Member
Marco Chen-Jiang-Long Bozzetto, Vasilious (Bill) Tsiknaris & Fabian Sckeyde have been elected to the committee.

The chairperson declared the meeting closed at 10:30 AM.

Secretary GPO Box 3025
Brisbane
QLD 4001



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006042336
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	25/03/2023 to 25/03/2024 at 4:00pm
The Insured	BODY CORPORATE FOR MODELLO APARTMENTS COMMUNITY TITLE SCHEME 47061
Situation	584 BRUNSWICK STREET NEW FARM QLD 4005

Policies Selected

Policy 1 – Insured Property

Building: \$18,418,773

Common Area Contents: \$184,187

Loss of Rent & Temporary Accommodation (total payable): \$2,762,815

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 7 – Machinery Breakdown

Sum Insured: \$100,000

Policy 8 – Catastrophe Insurance

Sum Insured: \$5,525,631

Extended Cover - Loss of Rent & Temporary Accommodation: \$828,844

Escalation in Cost of Temporary Accommodation: \$276,281

Cost of Removal, Storage and Evacuation: \$276,281

Policy 9 – Government Audit Costs and Legal Expenses



Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

20/03/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
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Brisbane Qld 4000

MODELLO APARTMENTS CTS 47061

BALANCE SHEET

AS AT 28 JUNE 2023

	ACTUAL 28/06/2023	ACTUAL 28/02/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	28,019.05	30,544.37
Sinking Fund	191,417.24	166,959.09
<u>TOTAL</u>	<u>\$ 219,436.29</u>	<u>\$ 197,503.46</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	178,966.29	183,605.70
Investment - Macquarie 1	40,000.00	40,000.00
Accrued Interest	0.00	501.48
Levies Billed - Not Yet Due	0.00	52,707.22
Levies Rec'd - Not Yet Billed	17.62	1,266.24
Levies In Arrears	2,463.62	2,576.32
Other Arrears	198.00	253.00
Costs Pursuant To By-Laws	0.00	1,139.98
Sundry Debtors	0.00	371.64
Prepayments	0.00	4,832.38
<u>TOTAL ASSETS</u>	<u>221,645.53</u>	<u>287,253.96</u>
<u>LIABILITIES</u>		
G S T Clearing Account	734.58	(1,026.24)
Arrears Clearing Account	187.00	0.00
Creditors	1,254.00	3,168.26
Sundry Creditors	0.00	688.45
Accrued Expenses	0.00	6,288.73
Levies Billed - Not Yet Due	0.00	47,915.65
Levies Rec'd - Not Yet Billed	16.04	1,151.15
All Levies Rec'd In Advance	17.62	31,564.50
<u>TOTAL LIABILITIES</u>	<u>2,209.24</u>	<u>89,750.50</u>
<u>NET ASSETS</u>	<u>\$ 219,436.29</u>	<u>\$ 197,503.46</u>

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MODELLO APARTMENTS CTS 47061

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2023 TO 28 JUNE 2023

	ACTUAL 01/03/23-28/06/23	ACTUAL 01/03/22-28/02/23	BUDGET 01/03/23-29/02/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	48,368.48	96,645.72	0.00
Levies - Insurance	11,822.90	23,463.98	0.00
Levies - Cleaning	0.00	8,183.12	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	60,191.38	128,292.82	0.00
<u>EXPENDITURE - ADMIN. FUND</u>			
<u>BANK CHARGES</u>			
Transaction Fees	8.76	27.79	0.00
<u>BODY CORPORATE MANAGEMENT</u>			
Business Activity Statements	257.50	1,030.00	0.00
Disbursements	498.84	5,369.35	0.00
Secretarial Fees - Additional	214.00	1,910.70	0.00
Secretarial Fees	2,429.41	7,207.57	0.00
Disbursements - Additional	105.96	587.84	0.00
<u>CARETAKER</u>			
Caretaker	19,849.80	61,248.40	0.00
<u>CLEANING</u>			
Cleaning - General	1,869.13	8,184.43	0.00
<u>COMMUNITY POWER</u>			
Electricity	(995.72)	8,389.91	0.00
Archers Electricity Rebate	1,575.46	(2,349.19)	0.00
<u>COUNCIL FEES</u>			
Water Rates - No Gst	253.07	6,429.20	0.00
<u>FIRE CONTROL</u>			
Fire - Contract	1,050.00	1,050.00	0.00
Fire - Evacuation Plan	0.00	250.00	0.00
Fire - Training	0.00	400.00	0.00
Fire - Evacuation Practice	0.00	400.00	0.00
Fire - Occupier's Statement	0.00	200.00	0.00
Fire - Annual Audit	0.00	781.82	0.00
<u>GENERAL EXPENSES</u>			
Committee Member Payments	500.00	500.00	0.00

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	ACTUAL 01/03/23-28/06/23	ACTUAL 01/03/22-28/02/23	BUDGET 01/03/23-29/02/24
<u>INSURANCE</u>			
Insurance	28,771.05	18,714.41	0.00
Insurance - Stamp Duty	2,359.35	1,842.35	0.00
Insurance - Broker Fee	(2,193.71)	2,346.78	0.00
Insurance - Claims	0.00	2,900.00	0.00
Insurance - Refunds	(1,500.00)	0.00	0.00
<u>LIFT EXPENSES</u>			
Lift - Contract	4,079.89	6,683.85	0.00
Lift - Registration Fee	283.91	323.59	0.00
Lift - Telephone Fee	0.00	117.68	0.00
<u>PEST CONTROL</u>			
Pest Control	300.00	0.00	0.00
<u>PROFESSIONAL FEES</u>			
Legal Fees	1,500.00	0.00	0.00
Prep Of Income Tax Return	0.00	200.00	0.00
<u>REPAIRS & MAINTENANCE</u>			
R & M - Building	1,500.00	1,186.36	0.00
R & M - Locksmiths	0.00	634.36	0.00
R & M - Plumbing	0.00	242.50	0.00
<u>YEAR END ADJUSTMENTS</u>			
Prior Year Expense	0.00	(295.30)	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	62,716.70	136,514.40	0.00
<u>SURPLUS / DEFICIT</u>	\$ (2,525.32)	\$ (8,221.58)	\$ 0.00
Opening Admin. Balance	30,544.37	38,765.95	30,544.37
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 28,019.05	\$ 30,544.37	\$ 30,544.37

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	ACTUAL 01/03/23-28/06/23	ACTUAL 01/03/22-28/02/23	BUDGET 01/03/23-29/02/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	35,639.92	71,007.42	0.00
Interest Income	518.58	209.42	0.00
Interest Receivable	(501.48)	414.69	0.00
<u>TOTAL SINKING FUND INCOME</u>	35,657.02	71,631.53	0.00
<u>EXPENDITURE - SINKING FUND</u>			
Building Repairs	7,850.00	48,564.95	0.00
Electrical	0.00	1,252.68	0.00
Lift - Phones	3,348.87	0.00	0.00
Lift Repairs	0.00	613.00	0.00
Security System	0.00	2,100.00	0.00
Carpark	0.00	1,140.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	11,198.87	53,670.63	0.00
<u>SURPLUS / DEFICIT</u>	\$ 24,458.15	\$ 17,960.90	\$ 0.00
Opening Sinking Fund Balance	166,959.09	148,998.19	166,959.09
<u>SINKING FUND BALANCE</u>	\$ 191,417.24	\$ 166,959.09	\$ 166,959.09

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LOT BALANCE REPORT

28 June 2023

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
204	10	-0.76	0.00	0.00	-0.76
310	29	619.78	456.68	259.85	1,336.31
401	33	-16.86	0.00	0.00	-16.86
402	34	0.00	0.00	27.50	27.50
408	40	619.78	456.68	221.35	1,297.81
Total		\$1,221.94	\$913.36	\$508.70	\$2,644.00