Whatts Nominees Pty Ltd ACN
167
U3404, 129 Harrington Street
The Rocks NSW 2000

abcm.com.au

Annual General Meeting Minutes

Actively engaging communities

ABIAN BOTANIC GARDENS CTS 49990
Annual General Meeting Minutes

Date	Tuesday,30 September 2025
Time	04:00 PM
Location	Abian Boardroom, 140 Alice Street, Brisbane, QLD, 4000

Attendance

Lot	Owner	Capacity
302	Andrew Adel	Proxy present
304	Adele Oliver	Owner present
306	David & Julie Ruddiman	Electronic vote
401	Ross Brennan	Electronic vote
502	Brendan Maher	Owner present
505	Jeanette O'Brien	Electronic vote
507	Janet Elaine Barron	Electronic vote
601	Ian Hudson	Owner present
603	Andrew Adel	Electronic vote
604	Andrew Adel	Electronic vote
703	Lei Guo	Electronic vote
803	Ruchi Gupta	Electronic vote
804	Phillip Jessup	Owner present
902	Gerald Silva	Electronic vote
1001	Andrew Adel	Electronic vote
1004	Paul Khan	Electronic vote
1101	Ian Cameron	Electronic vote
1202	Kym & Lynette McDougall	Electronic vote
1204	John Adams	Electronic vote
1304	Phillip Argyris	Owner present
1401	Heidi Hogan	Owner present
1402	Katherine Burns & Peter Busboom	Electronic vote
1505	Russell Cowley	Owner present
1602	Katherine & Neil Sadler	Owner present
1603	Cosmos McHugh	Proxy present
1802	Lynn Hu	Proxy present
1803	Lynn Hu & Mali Shao	Electronic vote
1901	Andrew Adel	Electronic vote
2001	Terri Dennent	Electronic vote
2003	See Kai Barber	Electronic vote
2102	Soo Yeon Ryu	Electronic vote
2103	Felicity Coyne	Electronic vote
2104	Graham & Pamela Maynard	Owner present
2202	Damian & Tracey Muscat	Owner present
2301	Kathryn Gleeson	Electronic vote
2303	David Matthews	Electronic vote
2402	Kevin Flanagan	Electronic vote
2602	Wei Liu	Owner present
3001	Steven & Maria Bakker	Owner present
3102	Peter & Dianne Ramsey	Electronic vote
3103	Stuart Howes	Electronic vote
3301	Roger Constable	Owner present
3302	Meredith Sirett	Electronic vote
3303	Robert Louie	Owner present
3402	Barry & Patrice Butterworth	Owner present
3403	Kamal Hewa	Owner present
3502	Dolores Beasley	Electronic vote
3601	Michael Weidmann	Electronic vote

Proxies

Lot	Owner	Proxy Name
302	Mark Ernest and Hyun Mi Dew to	Andrew Adel
1603	Katherine Madson	Cosmos McHugh
1802	John Harold Honeycombe to	Lynn Hu

Company Nominee

Lot	Owner	Nominee
603, 604 & 1901	Whatts Nominees Pty Ltd	Andrew Adel

Also in Attendance

Madeleine Christie – Building Manager
Maddison Wallis & Miles Hong - Representing Archers the Strata Professionals

Chairperson Katherine Sadler

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 25th of September 2024 be confirmed.

Ordinary Resolution	**33 Yes**	**0 No**	**15 Abstain**
			Motion CARRIED.

2. Statement of Accounts

That the body corporate adopts the statement of accounts for the financial year ended 30th of April 2025 as circulated with this notice.

Ordinary Resolution	**40 Yes**	**0 No**	**8 Abstain**
			Motion CARRIED.

3. Audit

That the body corporate's statement of accounts for the financial year ending 30th of April 2026 *not* be audited.

Special Resolution	**23 Yes**	**21 No**	**4 Abstain**
			Motion DEFEATED.

4. Appointing an Auditor

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

Matthew Wallbridge of Hospitality & Strata Pty Ltd

Ordinary Resolution	**38 Yes**	**2 No**	**8 Abstain**
			Motion CARRIED.

5. Administrative Fund Budget and Contributions

That an administrative fund budget for the year ending 30th of April 2026 and totalling $1,633,838.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 May 2025	31 Jul 2025	01 May 2025	$372,592.44	$36.60403
Already Issued	Current	01 Aug 2025	31 Oct 2025	01 Aug 2025	$372,592.44	$36.60403
To be Issued	Current	01 Nov 2025	31 Jan 2026	01 Nov 2025	$444,326.56	$43.65130
To be Issued	Current	01 Feb 2026	30 Apr 2026	01 Feb 2026	$444,326.56	$43.65130
Total		**01 May 2025**	**30 Apr 2026**		**$1,633,838.00**	**$160.51066**

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 May 2026	31 Jul 2026	01 May 2026	$408,459.50	$40.12766
To be Issued	Next	01 Aug 2026	31 Oct 2026	01 Aug 2026	$408,459.50	$40.12766
Total		**01 May 2026**	**31 Oct 2026**		**$816,919.00**	**$80.25533**

Ordinary Resolution **42 Yes** **3 No** **3 Abstain**

Motion CARRIED.

6. Sinking Fund Budget and Contributions

That the sinking fund budget for the year ending 30th of April 2026 and totalling $308,000.00 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 May 2025	31 Jul 2025	01 May 2025	$77,000.30	$7.56462
Already Issued	Current	01 Aug 2025	31 Oct 2025	01 Aug 2025	$77,000.30	$7.56462
To be Issued	Current	01 Nov 2025	31 Jan 2026	01 Nov 2025	$76,999.70	$7.56456
To be Issued	Current	01 Feb 2026	30 Apr 2026	01 Feb 2026	$76,999.70	$7.56456
Total		**01 May 2025**	**30 Apr 2026**		**$308,000.00**	**$30.25838**

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 May 2026	31 Jul 2026	01 May 2026	$77,000.00	$7.56459
To be Issued	Next	01 Aug 2026	31 Oct 2026	01 Aug 2026	$77,000.00	$7.56459
Total		**01 May 2026**	**31 Oct 2026**		**$154,000.00**	**$15.12919**

Ordinary Resolution **43 Yes** **2 No** **3 Abstain**

Motion CARRIED.

7. Insurance Fund Budget and Contributions

That the insurance contributions for the year ending 30th of April 2026 of $536,752.00 including GST be adopted and levied in the following manner

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
Already Issued	Current	01 May 2025	31 Jul 2025	01 May 2025	$80,378.50	$1.40086
Already Issued	Current	01 Aug 2025	31 Oct 2025	01 Aug 2025	$80,378.50	$1.40086
To be Issued	Current	01 Nov 2025	31 Jan 2026	01 Nov 2025	$187,997.50	$3.27647
To be Issued	Current	01 Feb 2026	30 Apr 2026	01 Feb 2026	$187,997.50	$3.27647
Total		**01 May 2025**	**30 Apr 2026**		**$536,752.00**	**$9.35467**

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 May 2026	31 Jul 2026	01 May 2026	$134,188.00	$2.33867
To be Issued	Next	01 Aug 2026	31 Oct 2026	01 Aug 2026	$134,188.00	$2.33867
Total		**01 May 2026**	**31 Oct 2026**		**$268,376.00**	**$4.67733**

Ordinary Resolution **44 Yes** **1 No** **3 Abstain**

Motion CARRIED.

8. Insurance

That the following insurance be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage	Excess
HU0006084768	CHU Underwriting Solutions	27 May 2026	Building	$264,765,155.00	$30,000.00
			WD/BP/Malicious Damage	$264,765,155.00	$50,000.00
			Public Liability	$50,000,000.00	$30,000.00
			Office Bearers	$5,000,000.00	$30,000.00
			Machinery Breakdown	$250,000.00	$5,000.00
			Building Catastophe	$79,429,546.00	$30,000.00
TOTAL PREMIUM: $481,445.63					

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 **39 Yes** **6 No** **3 Abstain**

Motion CARRIED.

9. Administration Agreement

That the body corporate engage Archers BCM (Brisbane) Pty Ltd ABN 34 010 611 695 as its body corporate manager for the supply of administrative services to the body corporate for a 1 year period commencing on the 31st of July 2025, the fee being $20,250.00 (Excl GST) the terms of which are stated in the engagement which has been circulated to the members of the body corporate. It is further resolved that the common seal of the body corporate be affixed to the administration agreement and that any two members of the committee can execute the agreement.

Ordinary Resolution **38 Yes** **6 No** **4 Abstain**

Motion CARRIED.

10. Electrical Service and Maintenance Agreement

That the Body Corporate approve to enter into the attached Electrical Service and Maintenance Agreement from Voltora Industries Pty Ltd for a three (3) year term in accordance with the attached quotation and scope of works.

Ordinary Resolution **43 Yes** **2 No** **3 Abstain**

Motion CARRIED.

11. Hydraulic Maintenance Agreement

That the Body Corporate approve to enter into the attached Hydraulic Maintenance Proposal from Reliable Plumbing Gas Solar Pty Ltd for a three (3) year term, at an annual cost of $12,125.00 including GST for the first year, in accordance with the attached quotation and scope of works.

Ordinary Resolution	**44 Yes**	**2 No**	**2 Abstain**

Motion CARRIED.

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12. Preventative Maintenance of Bin Chute Equipment and Self-Closing Hopper Doors Agreement

That the Body Corporate approve to enter into the attached Preventative Maintenance of Bin Chute Equipment and Self-Closing Hopper Doors Agreement from Elephants Foot Service & Care. Pty Ltd for a two (2) year term, at an annual cost of $1,468.50 including GST for the first year, in accordance with the attached quotation and scope of works.

Ordinary Resolution	**46 Yes**	**1 No**	**1 Abstain**

Motion CARRIED.

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13. Window Cleaning & Building Washdown

That the Body Corporate accept the quotations from AccessPro Solutions Pty Ltd to undertake the following works in accordance with the attached proposals and scope of works:

- Window Cleaning in November/December 2025 at a cost of $55,303.88 including GST
- Window Cleaning in May/June 2026 at a cost of $55,303.88 including GST
- Window Cleaning in November/December 2026 at a cost of $57,145.00 including GST

at a total cost of $167,752.75 including GST.

Ordinary Resolution	**43 Yes**	**3 No**	**2 Abstain**

Motion CARRIED.

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14. Gym Equipment

That the Body Corporate approve the purchase of two (2) treadmills and one (1) stair climber from Life Fitness at a total cost of $51,821.00 (including GST), in accordance with the attached quotation and scope of works.

Ordinary Resolution	**34 Yes**	**11 No**	**3 Abstain**

Motion CARRIED.

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15. Gate Servicing Contract

That the Body Corporate approve to enter into the attached gate servicing contract with Assa Abloy Entrance Systems Industrial Pty Ltd T/A Mirage Doors for a period of two (2) years at a cost of $5,280.00 including GST per annum, in accordance with the attached quotation and scope of work.

Ordinary Resolution	**44 Yes**	**4 No**	**0 Abstain**

Motion CARRIED.

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16. Boardroom Chairs

16.1 Pedrali Hera 2865

That the Body Corporate approve the purchase of eight boardroom chairs with the following specifications:

- Frame: Ash, stained black
- Upholstery: Black leather
- Dimensions: 585w x 485d x 745h (SH480)

at a cost of $1,786.00 each (excluding GST), being a total of $14,288.00 (excluding GST).

Ordinary Resolution **Motion withdrawn from the floor of the meeting by the proposer**

16.2 Pedrali Opale 3785

That the Body Corporate approve the purchase of eight boardroom chairs with the following specifications:

- Frame: Ash, stained black (AN)
- Upholstery: Black leather or statement colour fabric
- Dimensions: 610w x 600d x 800h (SH460)

at a cost of $2,163.00 each (excluding GST), being a total of $17,304.00 (excluding GST).

Ordinary Resolution **Motion withdrawn from the floor of the meeting by the proposer**

Election of Committee

Chairperson
Andrew Adel has been elected unopposed as Chairperson.
Secretary
Steven Bakker has been elected unopposed as Secretary.
Treasurer
Phillip Jessup has been elected unopposed as Treasurer.
Ordinary Member
Phillip Argyris, Roger Constable, Kamal Hewa & Robert Louie have been elected to the committee.

The Chairperson declared the meeting closed at 04:31 PM.

Secretary GPO Box 3025
Brisbane
QLD 4001